



P11 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- SOLD FULLY FURNISHED INCLUDING OUTDOOR FURNITURE
- SOUTH FACING DECKING AREA
- OPEN PLAN LIVING AREA WITH DUAL ASPECT
- AVAILABLE IMMEDIATELY

PROPERTY DESCRIPTION

Positioned in a highly desirable location within the prestigious Warren resort, P11 is a stylish and contemporary 3-bedroom chalet offering the ideal balance of space, comfort, and convenience. Sitting on a generous, good-sized plot, this property boasts superb outdoor living potential. The extensive private sun deck provides the perfect setting for alfresco dining, hosting family gatherings, or relaxing after a day by the coast.

Generous private parking ensures hassle-free arrivals, easily accommodating multiple vehicles and watercraft. Inside, the light-filled open-plan living area serves as the heart of the home. Clean, modern finishes create a bright and airy atmosphere, seamlessly connecting the comfortable lounge, dining space, and a fully-equipped contemporary kitchen. Large glass doors flood the space with natural light while providing easy access out onto the deck. The thoughtful layout features three well-proportioned bedrooms, including a spacious master bedroom complete with its own private en-suite shower room. The additional bedrooms offer flexible accommodation for family or guests, serviced by a modern main bathroom.

Prime Resort Location: P11 offers an enviable position on the park—just a short, flat stroll to both the golden sands of the Warren beach and the resort's world-class leisure facilities, including indoor and outdoor heated pools, spa, gym, and tennis courts.

Key Features:

Modern 3-bedroom chalet layout

Master bedroom with private en-suite

Bright, contemporary open-plan living, dining, and kitchen area

Above-average plot size with expansive outdoor decking area

Ample private off-road parking

Easy, short walk to the beach and 5-star leisure complex

Tenure We believe the chalet to be Leasehold and the lease expires on 23rd Sept 2034. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

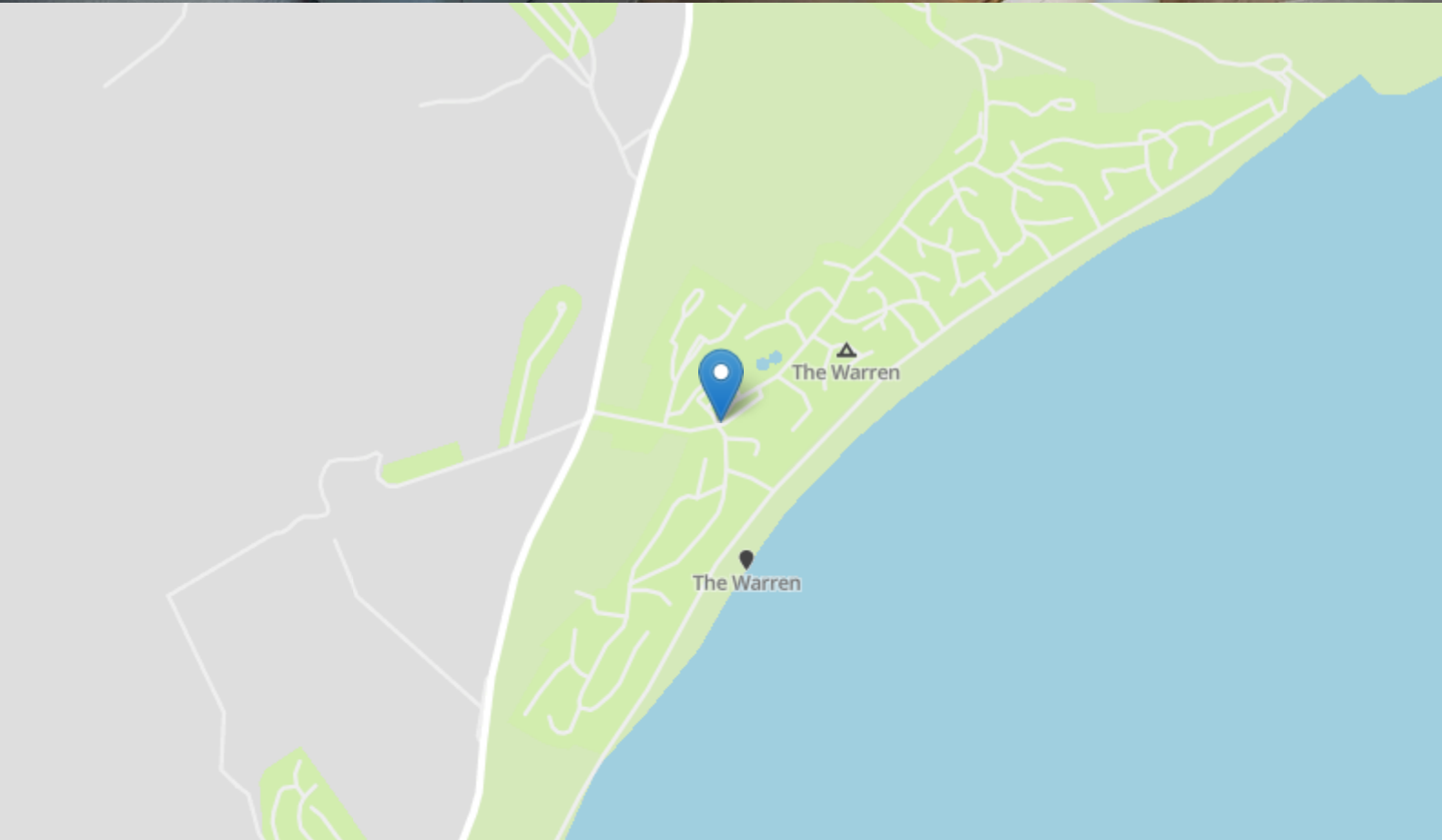
Services Mains water, drainage and electricity.

Location Information Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles. Manchester 130 miles.

Viewing is strictly by appointment only with Elvins Estate Agents.

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