



L25 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- HUGE PLOT WITH GENEROUS PARKING
- SOLD FULLY FURNISHED INCLUDING OUTDOOR FURNITURE
- CLOSE TO THE BEACH AND FACILITIES
- 45 X 22FT HOMESSEEKER NAVIGATOR CHALET
- AMP 7.1 RIB AVAILABLE FOR SALE

PROPERTY DESCRIPTION

A rare opportunity to acquire such a large plot with significant parking for multiple vehicles/boats with direct access from the patio to boat. L25 The Warren is a luxurious 3 bedroom, 2 bathroom Homeseeker Navigator Colonial chalet which is 45 x 22ft. The chalet is located on an enviable double plot with a South facing patio area which is extremely generous in size, very private and provides countryside views.

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The chalet is located within a stones throw from the golden sands of The Warren beach and is only a short walk to the leisure facilities, Sandbar restaurant and Warren clubhouse.

Other features worthy of note include a large storage shed, storage under the front decking, an outdoor shower, open plan living and a beautiful kitchen with integrated appliances and a breakfast bar.

Key Features - 45 ft double drive to the front of the chalet with additional parking to the rear- Large plot (previously two separate plots) - Boat mounting platform (direct from chalet decking to boat "boat in boat out") - Outdoor shower - Large private and sheltered patio area (approx. 30 ft x 45ft) - Large shed

Leisure facilities available on The Warren holiday park which consist of; Indoor heated pool complex Outdoor heated pool complex with pool bar and flume Fitness centre, Including fully equipped Technogym Indoor Badminton, Squash and outdoor Tennis courts Health and Beauty Spa Sauna and Steam rooms Golf and Games Simulators Climbing Wall and Skate Park Teenagers gaming zone, Kids craft room and cinema

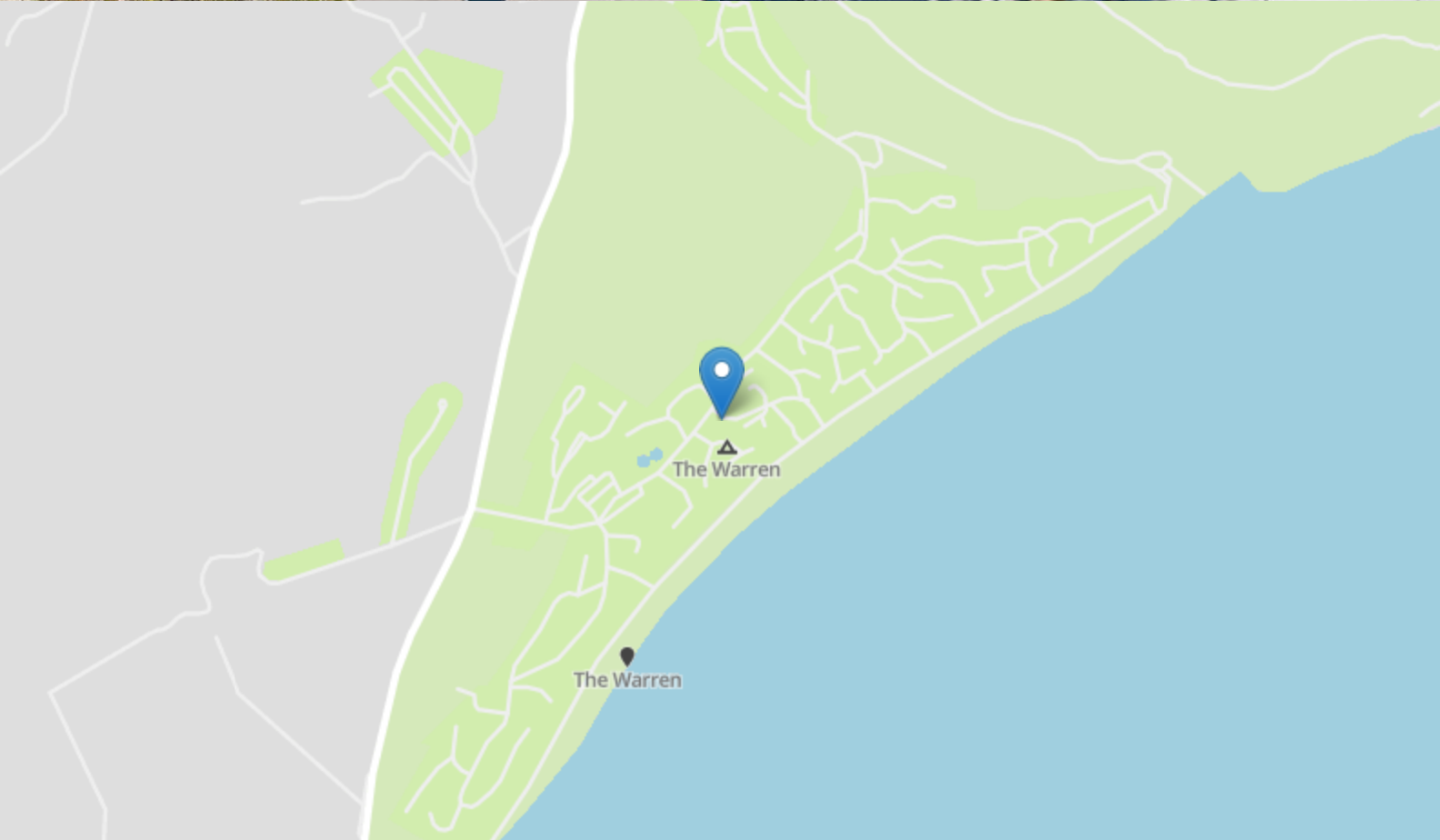
Tenure We believe the chalet to be Leasehold and the lease expires on 24th October 2040. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

Services Mains water, drainage and electricity. Gas-fired central heating

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 Viewing is strictly by appointment only with Elvins Estate Agents.

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