



A19 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 18 YEAR LICENCE
- SEA FRONT LOCATION
- LEISURE FACILITIES INCLUDING AN INDOOR POOL AND GYM
- AVAILABLE FULLY FURNISHED, TURN KEY PROPERTY

PROPERTY DESCRIPTION

Perched on an enviable elevated plot along the prestigious seafront of The Warren, Abersoch, A19 is a state-of-the-art coastal chalet built just two years ago. This 46 x 22ft Lissett Halcyon chalet has been designed to take full advantage of its premier position, the property offers stunning, uninterrupted panoramic views over Cardigan Bay, seamless indoor-outdoor living, and high-spec contemporary finishes throughout.

Outdoor furniture and BBQ available by separate negotiation*

The heart of the exterior is a beautifully flagged sun terrace featuring a dramatic sunken seating area, perfect for a fire pit—creating an unrivalled backdrop for outdoor dining, entertaining, or simply watching the tide come in. Inside, bright, light-filled open-plan living spaces flow naturally into three well-proportioned bedrooms and two sleek, luxury bathrooms, including a stylish en-suite. Combining modern architectural design with direct access to The Warren's golden beach and premier resort amenities, A19 represents the ultimate turnkey coastal retreat.

This chalet offers generous accommodation for family and guests alike, finished to the highest standards. The master suite serves as a true retreat, featuring a luxurious en-suite bathroom and a spacious walk-in wardrobe. Two further beautifully appointed double bedrooms provide ample space for guests, all served by a contemporary family bathroom.

Residents can wake up to the sound of the tide and enjoy uninterrupted sea views with panoramic vistas of the bay. The property benefits from private steps leading directly from the deck onto the golden sands of The Warren beach, perfectly blending practicality with luxury. Furthermore, the chalet offers exceptional outdoor storage for watersports gear and a private driveway with parking for four or more vehicles to the rear.

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

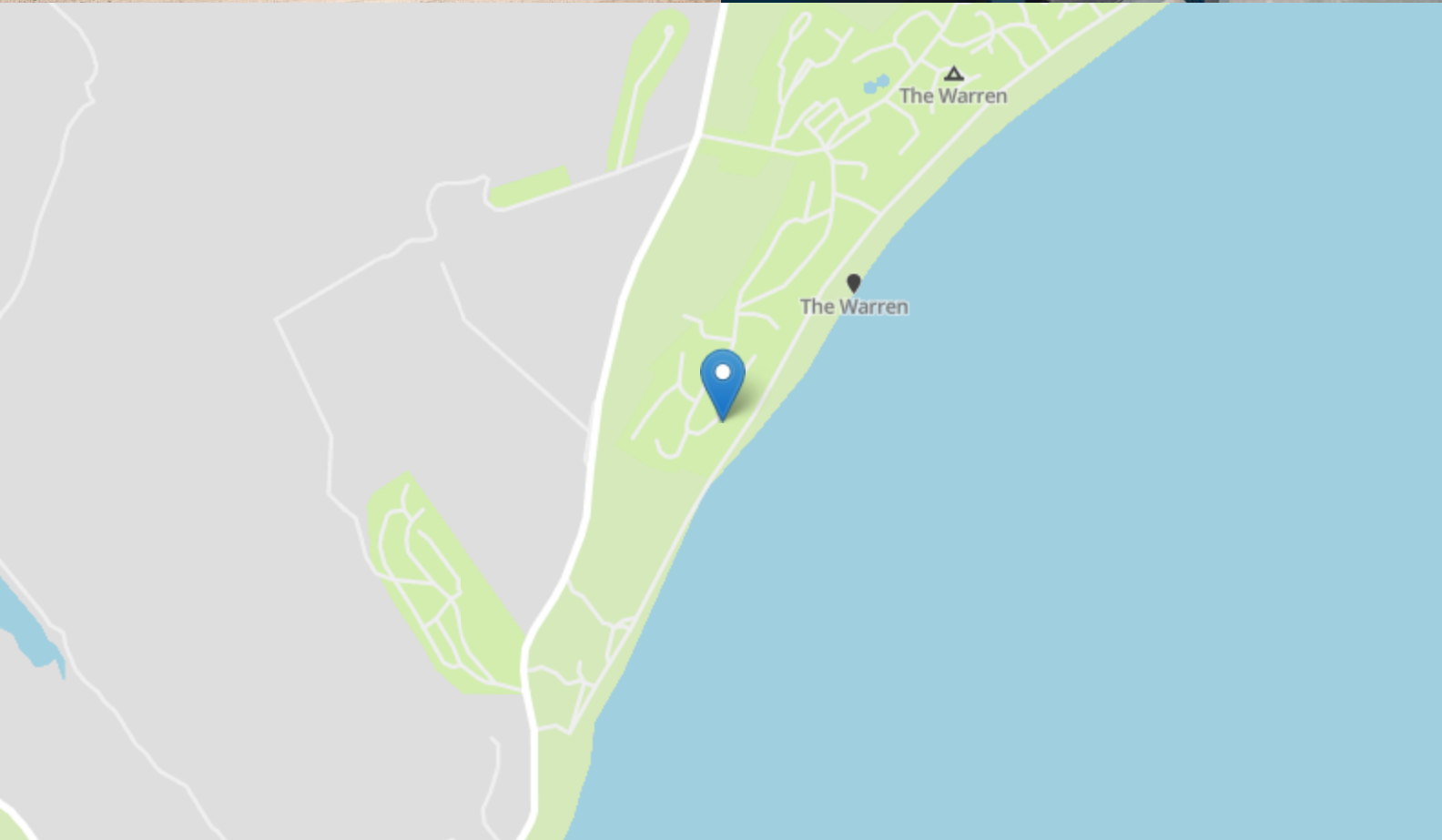
Tenure We believe the chalet to be Leasehold and the lease expires on June 2044. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

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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Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk