

V11 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- GENEROUS PLOT WITH TIERED DECKING AREA
- GOOD PARKING AND GARDEN SPACE
- STONES THROW FROM THE BEACH, ONLY A FEW STEPS FROM THE NEAREST BEACH PATH
- OPEN PLAN

PROPERTY DESCRIPTION

V11 The Warren stands as a premier example of coastal living, occupying a particularly large and versatile plot that is perfectly suited for the active Abersoch lifestyle. This 36 x 20ft property is a rare find for those who require significant space, offering a sprawling driveway to accommodate multiple vehicles alongside watercraft. The exterior of the chalet is a masterclass in outdoor design, featuring a unique dual-aspect living arrangement. At the front, a sun-drenched sitting area serves as a natural extension of the interior, accessible directly through large doors from the kitchen and dining area—the perfect spot for a relaxed breakfast in the sea air. For those seeking more privacy, the rear of the property reveals an impressive tiered decking area. This multi-level space is designed for both entertaining and relaxation, topped off with a private hot tub where you can unwind under the stars.

Moving inside, the chalet is thoughtfully laid out to balance social spaces with quiet retreats. It comprises three well-proportioned bedrooms and two modern bathrooms, including a master suite that benefits from its own private ensuite. Every corner of the home feels connected to its surroundings, with the open-plan heart of the chalet allowing for a seamless transition between the gourmet kitchen and the outdoor terraces.

Situated just a stone's throw from the renowned golden sands of the Warren beach, V11 offers almost immediate access to the water's edge. Beyond the sand, owners enjoy full use of the world-class leisure facilities at The Warren, ranging from heated indoor and outdoor pools to the luxury spa and tennis courts. With a long-term licence secured until September 2040, this property represents a secure and significant investment in years of family memories by the sea.

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 Technology | 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

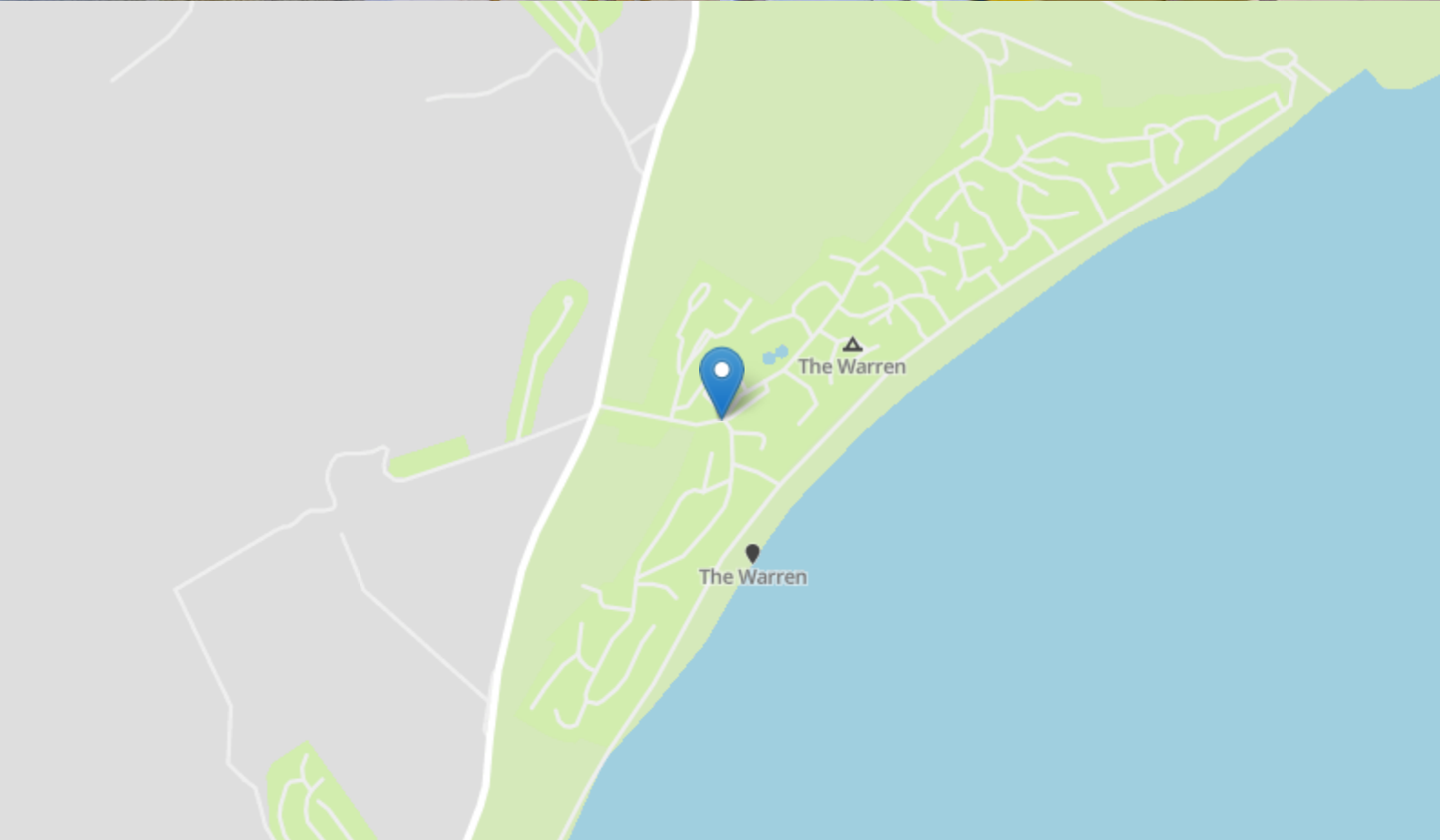
Site fees payable are in the region of £11,000 per annum. This does not include rates or utilities. The Warren benefits from a beach front restaurant (The Sandbar) and a club house on site.

Tenure We believe the chalet to be leasehold and the licence expires on September 2040. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

Services Mains water, drainage and electricity. Gas-fired boiler, 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 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