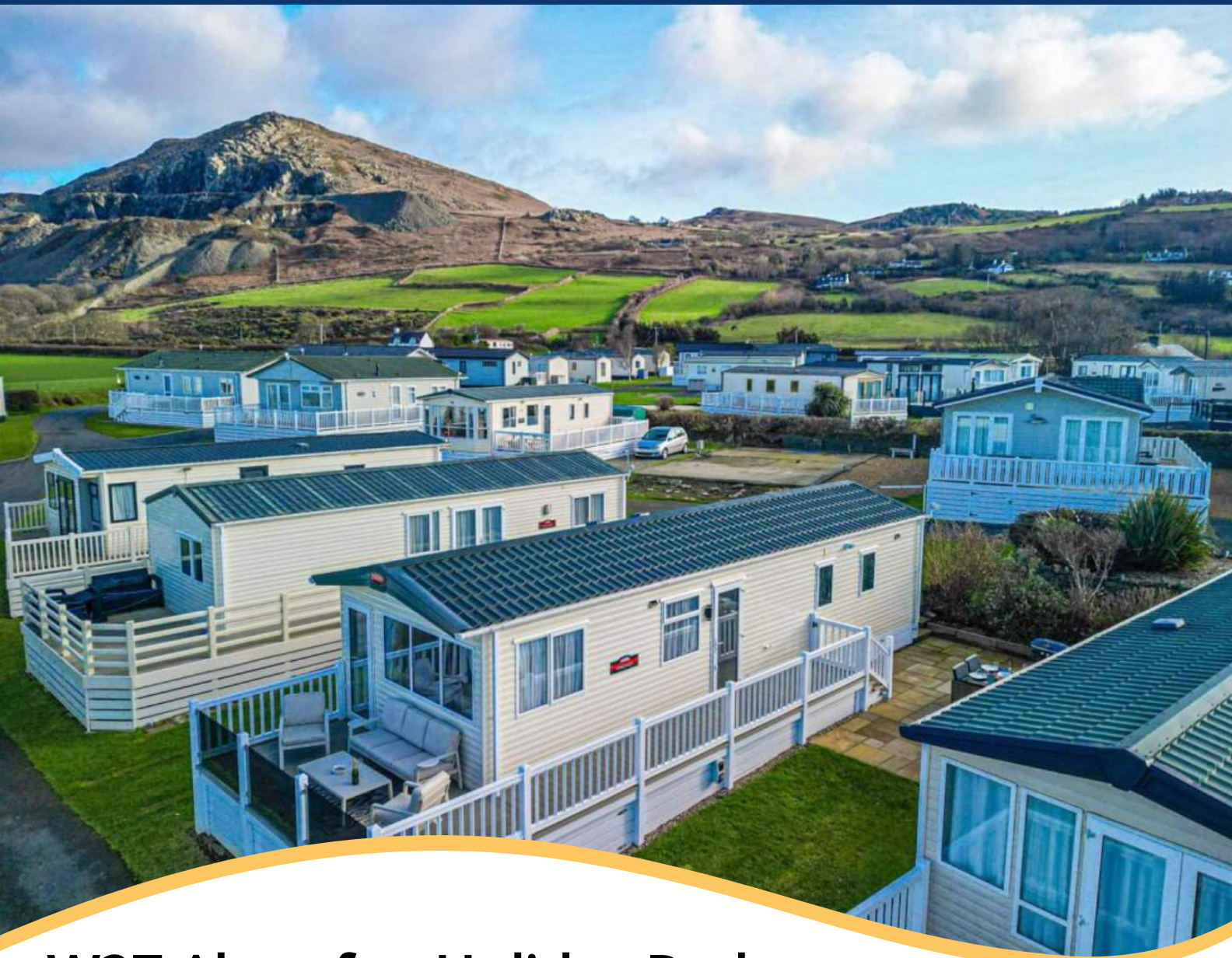




W27 Aberafon Holiday Park, Nefyn, Pwllheli, Gwynedd. LL53 6LL

- STUNNING SEA VIEWS, RIGHT BY THE BEACH
- SOLD FULLY FURNISHED INCLUDING OUTDOOR FURNITURE
- 38 X 12FT NEW IN 2021
- LETTING PERMITTED
- COMPOSITE DECKING AREA AND PATIO AREA

PROPERTY DESCRIPTION

Welcome to W27 Aberafon—a remarkable 38 x 12ft holiday home positioned just steps from the seafront at the highly-rated, 5-star Aberafon Holiday Park. With direct access to Nefyn Beach, this is the ultimate spot for relaxation and adventure.

Step Outside and Unwind: The standout feature is the meticulously maintained patio and deck. Soak up the sunshine, dine al fresco using the included seating for 8, and watch the sunset from the extended front deck while enjoying spectacular sea views. This exceptional outdoor space is fully equipped with composite decking, lighting, power sockets, and an external water tap.

Inside is Move-In Ready: Includes all essentials: 42" Samsung TV, comprehensive kitchenware, bedding, and towels. **Comfort & Space:** Three cozy bedrooms (Master with ensuite), a family bathroom, and a sofa that converts to a double bed. Dimmer lights and an electric fire create the perfect cozy evening atmosphere.

Features an EV charger, two large storage sheds, and a BBQ set—everything you need is already here! The park provides 12-month access and immediate entry to the beach. Explore the local charm of Nefyn, hike the stunning Yr Eifl mountains, or enjoy a drink at the nearby, picturesque Ty Coch Inn. With a licence running until August 2036, this is an unmissable chance to own a true coastal sanctuary.

A family park with great restaurants nearby Tyddyn Llan, Twnti and lots of great pubs too. Caffi Ni is a short walk along the beach from Aberafon and serves breakfast, lunch and afternoon tea all year round and dinner (summer months). There is also a great cafe on the beach at Morfa Nefyn, which sells freshly made pies, cakes, bread, as well as other homemade treats.

Viewing by appointment only with Elvins Estate Agents.

Tenure Aberafon issues a 15 year licence, expiring on 30th August 2036. Gas and electric is metered. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

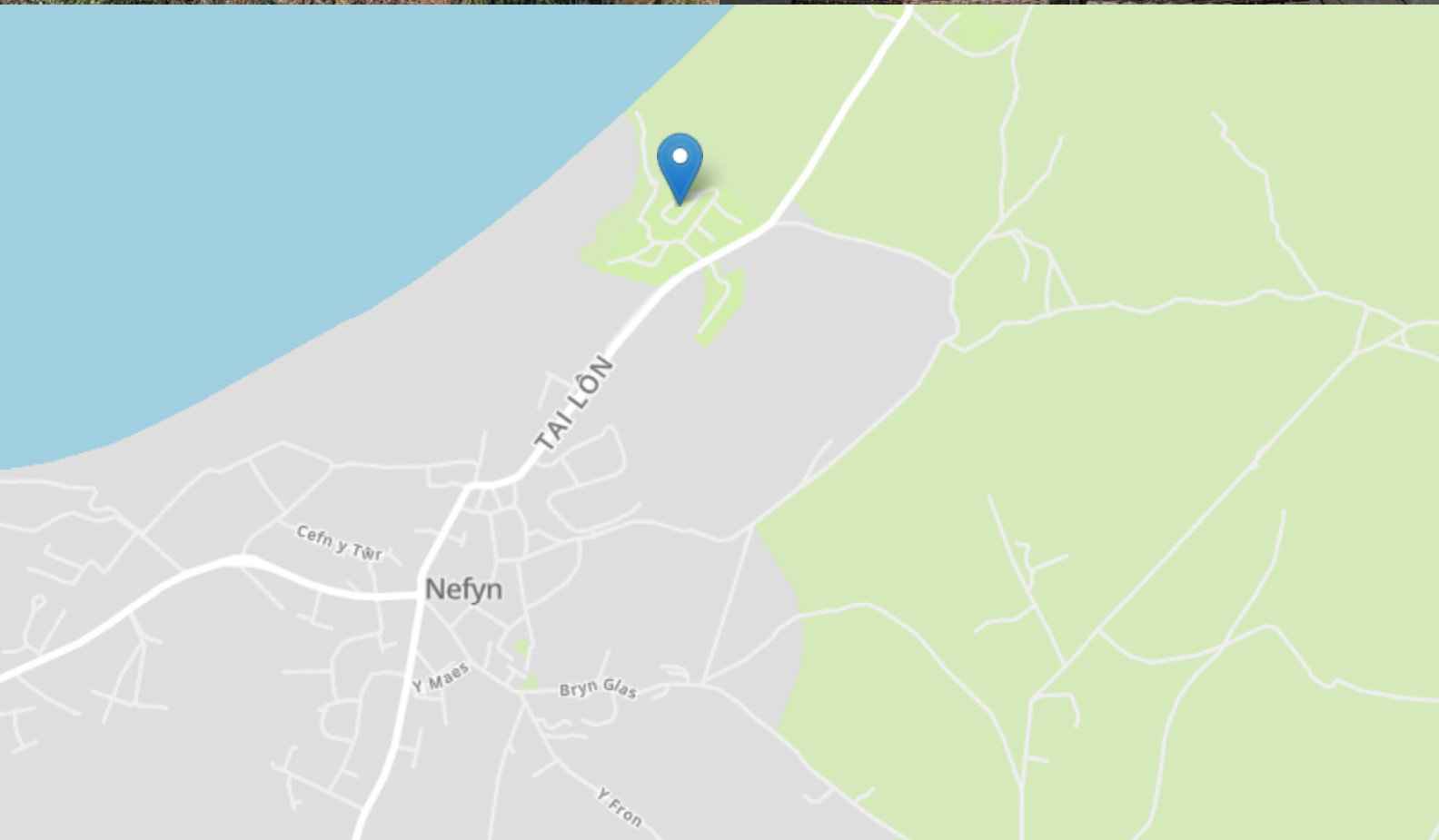
Services Mains water, drainage and electricity.

Location Information Pwllheli 7.2 miles . Porthmadog 19.1 miles . Bangor 29.1 miles . Chester 88.8 miles . Shrewsbury 92.9 miles . Manchester 124 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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