



B3 Tal Y Fan, Abersoch, Pwllheli, Gwynedd. LL53 7UD

- SEA VIEWS
- ACCESS TO THE WARREN LEISURE FACILITIES
- SHORT WALK TO THE BEACH
- OPEN PLAN
- ELEVATED PLOT IN A CUL-DE-SAC

PROPERTY DESCRIPTION

Discover the perfect blend of luxury and leisure with this delightful 34 x 20ft 3-bedroom chalet, perfectly positioned on an elevated plot in a cul-de-sac at the highly sought-after Tal Y Fan park. Offering a rare combination of elevated sea views and proximity to the vibrant heart of Abersoch, B3 Tal Y Fan is an ideal retreat for families seeking a seamless coastal lifestyle.

Key Features

Elevated Sea Views: Enjoy refreshing coastal vistas from the comfort of your private terrace. **Prime Location:** A short 10-minute stroll to the golden sands of the beach and just a 2-minute drive into the charming Abersoch village. **Turn-Key Ready:** The property is being sold fully furnished, allowing you to start enjoying your seaside escape immediately. **Leisure Access:** Benefit from full access to the prestigious leisure facilities on The Warren, including indoor and outdoor pools, tennis courts, and a luxury spa.

Interior & Layout Designed for comfort and effortless entertaining, the interior features a bright, open-plan living area that flows naturally toward the outdoor decking. With three well-appointed bedrooms, there is ample space for family and guests to relax after a day on the water. The exterior is designed for the "Abersoch Summer," featuring a spacious deck perfect for alfresco dining, sunbathing, or simply taking in the sea air. The gated plot ensures privacy and security within this exclusive community. This chalet offers a fantastic opportunity to own a piece of the Llyn Peninsula, combining the tranquility of Tal Y Fan with the world-class amenities of The Warren.

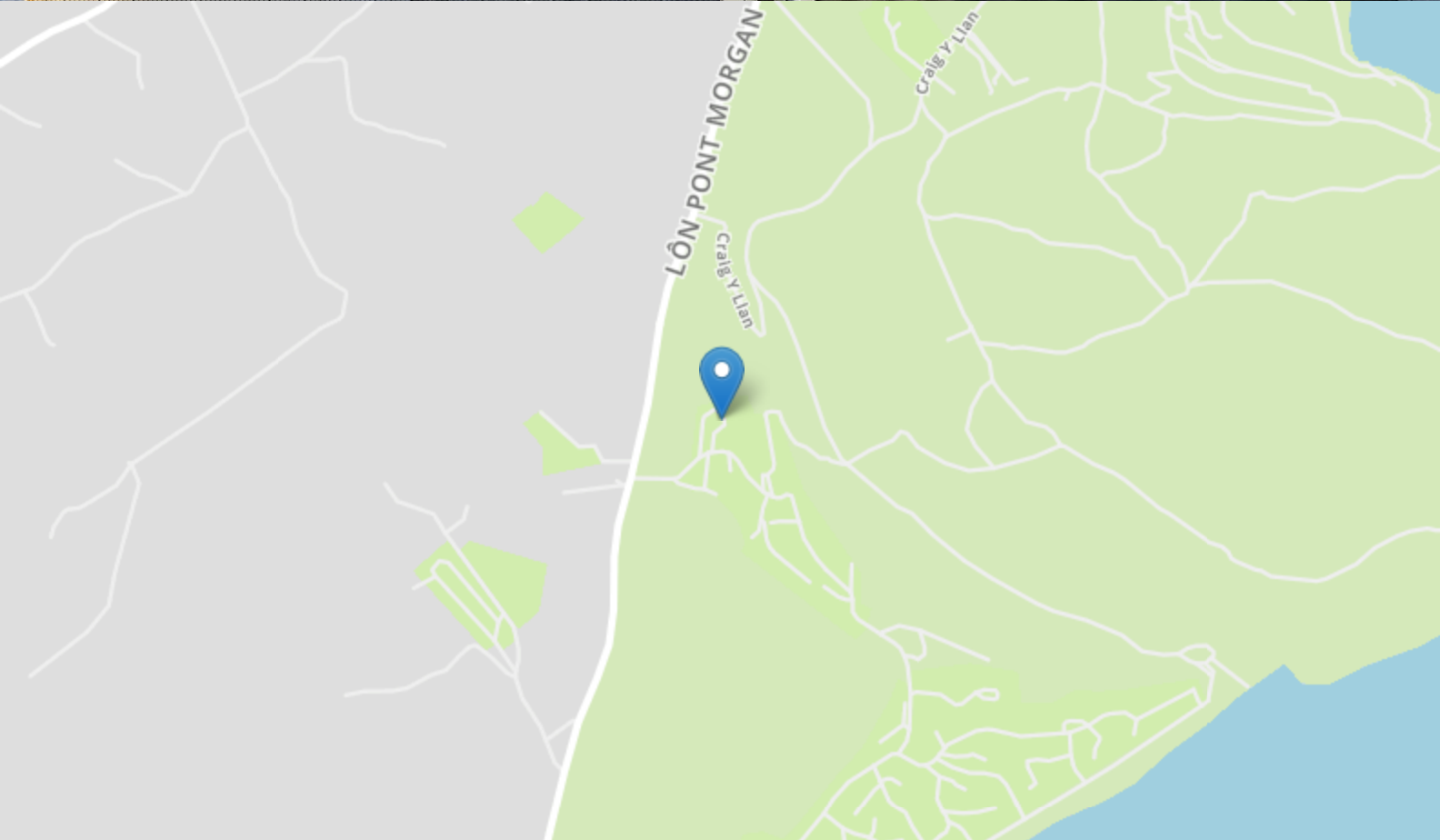
Leisure facilities available on The Warren holiday park which consist of; Indoor heated pool complex . Outdoor heated pool complex with pool bar and flume . Fitness centre, Including fully equipped Technogym . Indoor Badminton, Squash and outdoor Tennis courts . Health and Beauty Spa . Sauna and Steam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

Tenure We believe the chalet to be Leasehold and the lease expires in October 2027. 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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