



# M22 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 8.5 YEAR LICENCE
- CLOSE TO THE LEISURE FACILITIES AND BEACH
- OPEN PLAN LIVING AREA
- ENSUITE MASTER BEDROOM

## PROPERTY DESCRIPTION

Experience the ultimate seaside lifestyle with this beautifully maintained 3-bedroom, 2-bathroom park home located at M22 on the highly prestigious Warren resort. Combining a prime location with a "turn-key" readiness, this property is perfect for those seeking immediate access to the golden sands of Abersoch and the five-star amenities the park is famous for.

### Key Features

**Prime Location:** Ideally situated just a short stroll from the beach and the main leisure complex. **Fully Furnished:** Sold as seen, featuring contemporary decor and high-quality furnishings—ready for immediate use. **Outdoor Living:** A spacious, fully enclosed decking area offers a private sun trap for alfresco dining and relaxation. **Practical Storage:** Includes dedicated storage sheds, perfect for stowing away wetsuits, paddleboards, and beach gear. **Allocated Parking:** Convenient private parking directly at the property.

The interior is designed for modern family living, maximising both light and space. A bright, airy lounge and dining area that flows seamlessly into a well-equipped kitchen. Three comfortable bedrooms designed to maximize guest capacity without compromising on comfort. Two modern bathrooms (including an en-suite to the master), ensuring convenience for the whole family during busy summer mornings. As of January 2026, this property has 8 years and 7 months remaining on its licence, offering several seasons of luxury coastal retreats on one of North Wales' most exclusive parks.

**Why The Warren?** Owning M22 grants you access to The Warren's world-class facilities, including: Multiple heated indoor and outdoor swimming pools. State-of-the-art gym and spa facilities. Tennis courts and squash courts. The exclusive Beach Club restaurant and bar. Direct, private access to Abersoch beach.

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.

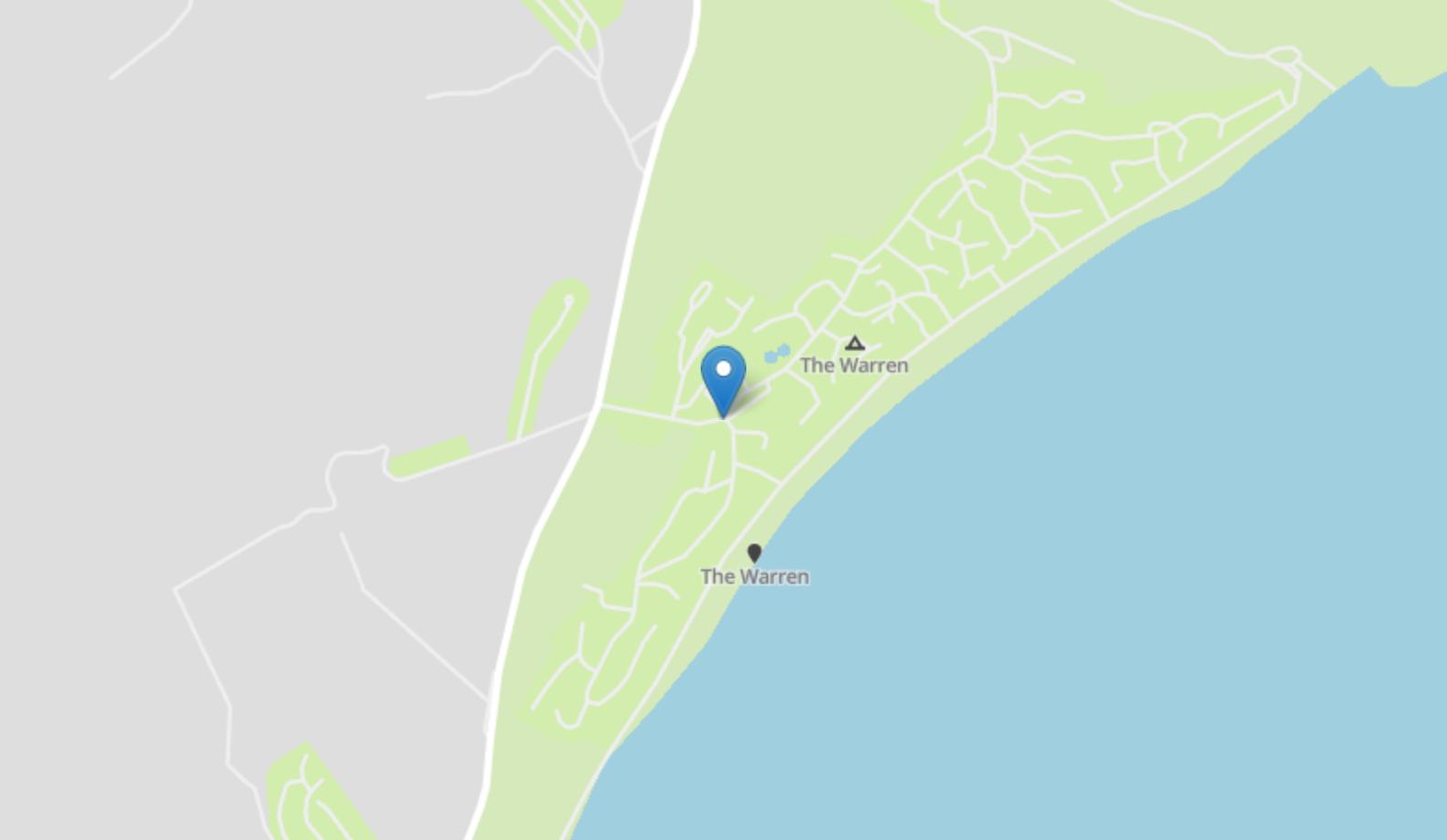
**Tenure** We believe the chalet to be leasehold and the licence expires on 26th July 2034. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

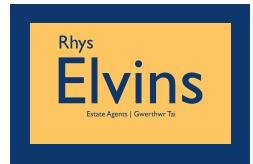
**Services** Mains water, drainage and electricity. Gas-fired boiler, central heating

**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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