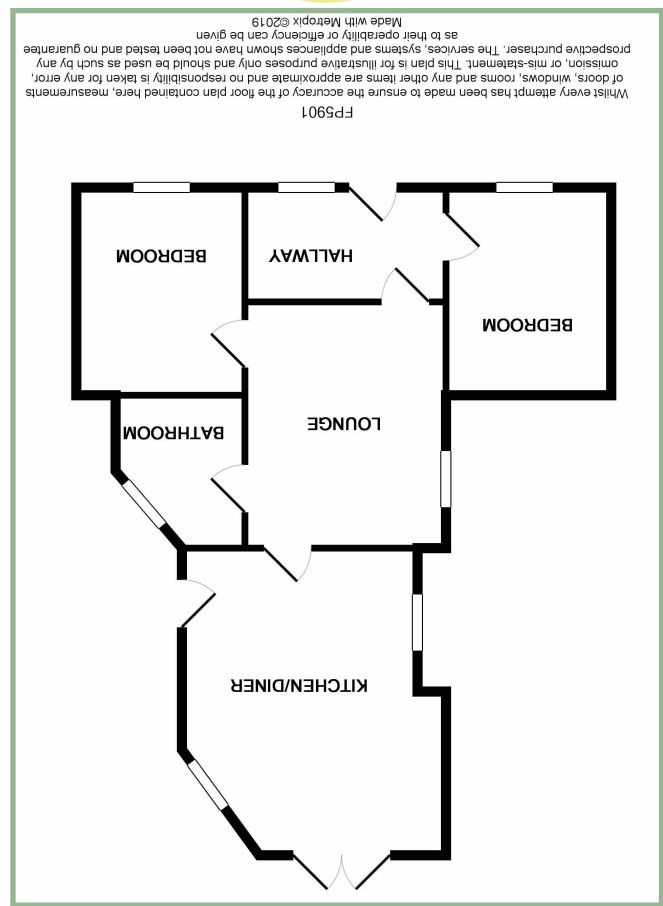


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any representation or give any authority to do so on behalf of the seller.

We have no warranty in does not make any part of an of the seller.

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	52 E	
55-68	D		63 D
69-80	C		
81-91	B		
92+	A		



# Two Bedroom Detached Grade II Listed Toll House

## Description

An immaculately presented two bedroom detached Grade II listed former Toll House situated just outside the Conwy castle walls and within walking distance to the Conwy Marina, beach and town centre.

The property is currently run as a successful holiday let and will be available furnished if required. The Old Toll House dates back to the 1800's and retains some lovely quirky features, charm and character with accommodation comprising: Hallway, lounge with recessed fireplace with electric stove effect fire and beam above, open plan lounge/diner with electric oven and hob, integrated dishwasher, fridge and freezer, storage cupboard housing the boiler and double patio doors onto the raised decked seating area and garden. Two double bedrooms and modern shower room.

Single glazed sash windows with secondary glazing and Worcester gas fired combination boiler.

To the outside there is a gravelled driveway for two vehicles and a good sized low maintenance rear garden which has a raised decked seating area, an area laid to artificial grass and a side storage/outhouse.

- ✓ TWO BEDROOM DETACHED GRADE II LISTED TOLL HOUSE
- ✓ SITUATED FOR EASY ACCESS TO CONWY TOWN, THE MARINA & THE BEACH
- ✓ OCCUPYING A GOOD SIZE PLOT WITH LARGE GARDEN & PARKING SPACE
- ✓ CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- ✓ INCOME DETAILS AVAILABLE
- ✓ FREEHOLD
- ✓ NO CHAIN

## Entrance Hall

9' 8" x 5' 7" 2.94m x 1.70m

## Lounge

11' 11" x 9' 10" 3.63m x 3.00m



## Kitchen/Diner

14' 10" x 12' 9" 4.52m x 3.88m



## Bedroom One

10' 1" x 8' 2" 3.07m x 2.49m



## Bedroom Two

10' x 8' 1" 3.05m x 2.46m



## Bathroom

7' 5" x 6' 2" 2.26m x 1.87m



## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office proceed left through the arch onto Bangor Road, turn right onto Morfa Drive where the Toll House can be found on the corner on the left hand side of the road.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: E



## 2 Bedroom Detached House

THE OLD TOLL HOUSE  
MORFA DRIVE  
CONWY  
LL32 8EP

NO CHAIN

**£299,950**  
REDUCED FROM £310,000

Reference Number: FP7915  
20/12/2023

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

