



Ty Canol

West Lane, Templeton, SA67 8RX

OIRO: £530,000 | Freehold | EPC: E

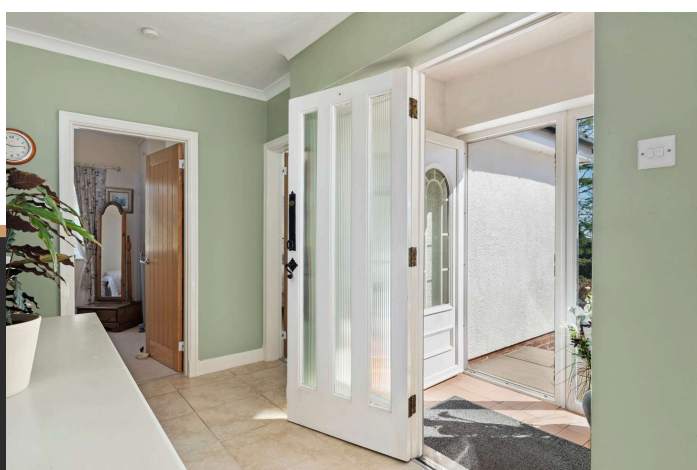


Ty Canol is a beautifully presented three-bedroom detached bungalow, nestled within over an acre of impeccably landscaped gardens, offering panoramic rural views in the charming village of Templeton. Located just a short drive from the market town of Narberth, with its wide array of independent shops, cafés, and local amenities, and within easy reach of the Pembrokeshire Coastal Path and its stunning beaches, this property perfectly combines countryside living with convenient access to nearby services.

Upon entering, you are welcomed into a spacious storm porch and bright entrance hallway. The expansive lounge features a log burning stove set on a slate hearth with an oak mantel, complemented by doors that open onto the front patio, providing uninterrupted views of the surrounding countryside. An additional dining area offers further space for entertaining. The kitchen is thoughtfully designed, with sleek blue granite worktops and a range of matching eye and base units, flowing seamlessly into the sunroom, a perfect spot for relaxation. The sunroom also benefits from French doors leading to the rear terrace and gardens. The property includes three generously sized bedrooms, with the master bedroom enjoying an en-suite shower room. The family bathroom is beautifully finished, featuring a roll-top bath and a corner shower, ideal for modern family living.

Externally, Ty Canol offers an extensive private driveway with ample parking for multiple vehicles, along with a detached double garage, suitable for use as a workshop or additional vehicle storage. The gardens surrounding the home are immaculately maintained, featuring patio areas, vegetable patches, and mature trees such as eucalyptus, copper beech, and oak. Set within approximately one acre, the property provides a peaceful and private environment with far-reaching countryside views.

Conveniently located just two miles from the vibrant market town of Narberth, with its variety of independent retailers, schools, and healthcare services, Ty Canol offers a tranquil rural retreat without compromising on accessibility. The Pembrokeshire Coast National Park and Preseli Hills are nearby, offering spectacular landscapes for outdoor enthusiasts, while the towns of Haverfordwest, Tenby, and Carmarthen, as well as the M4, are all easily accessible, making this home ideal for those seeking a balance of rural charm and practical convenience.



Porch

A welcoming entrance with a UPVC front door and full-length side window, offering an abundance of natural light. The tiled flooring and exposed brick walls provide a rustic yet sophisticated feel.

Entrance Hall

Featuring a solid wooden front door with glazed panels, this spacious hallway is finished with tiled flooring and includes a useful integrated storage cupboard. The area provides ample space for coats and shoes, with doors leading to the lounge, kitchen, and bedrooms, ensuring a practical flow throughout the home.

Lounge

7.18m x 4.10m (23'7" x 13'5")

An inviting and expansive lounge with carpeted flooring, centred around a charming log burner set on a slate hearth with an oak mantle above. The room is bathed in natural light, courtesy of a large bay window to the side aspect and sliding patio doors leading to the garden. The lounge flows effortlessly into the dining area through a wide archway, creating an open-plan feel.

Dining Area

3.30m x 2.94m (10'10" x 9'8")

This elegant dining area is perfect for both formal and casual entertaining, with carpeted flooring and ample space for a large dining table. A window to the side aspect provides a pleasant outlook, and a door leads conveniently into the kitchen.

Kitchen

4.58m x 2.94m (15'0" x 9'8")

A beautifully designed kitchen, featuring tiled flooring and a comprehensive range of matching eye-level and base units finished with solid blue granite worktops. The electric AGA, complete with three ovens, two hot plates, and heating controls, is complemented by a sink and granite draining board. There is also generous space for an American-style fridge freezer, enhancing the kitchen's practicality.

Sun Room

6.71m x 3.85m (22'0" x 12'8")

An impressive and light-filled sun room, designed for relaxation and enjoying views of the garden. UPVC windows encircle the room, and a skylight adds further natural light. The tiled flooring enhances its bright, airy atmosphere, and french doors open onto the patio, providing easy access to the outdoor space.

Master Bedroom

5.05m x 4.58m (16'7" x 15'0")

A generously proportioned double bedroom with carpeted flooring, offering windows to both the side and rear aspects. This peaceful retreat benefits from a private en-suite, enhancing the sense of comfort and luxury.

En-suite Shower Room

This well-appointed en-suite features tiled flooring and walls, a walk-in shower with a sliding glass screen, a WC, and a sink set within a contemporary vanity unit. Additional features include a glazed window to the rear aspect, a heated towel rail, a shaving plug, and an extractor fan, ensuring a well-ventilated and stylish space.

Utility Area

A functional utility space with tiled flooring, fitted base-level units, and worktops. Equipped with a wash hand basin and mirror, plumbing for a washing machine, and a light tunnel for natural light.

Bathroom

3.64m x 1.84m (11'11" x 6'0")

A luxurious family bathroom, finished with tiled flooring and walls. It features a corner shower with a sliding glass screen, a freestanding roll-top bath with shower head attachment, a sink with mirrored cabinet, and a WC. A glazed window, heated towel rail, and extractor fan complete this elegant space.

Bedroom Two

3.84m x 3.26m (12'7" x 10'8")

A well-sized double bedroom with carpeted flooring and decorative wall panelling. Integrated wardrobes provide ample storage, while a window to the front aspect allows for plenty of natural light, creating a comfortable and functional space.

Bedroom Three

3.13m x 2.83m (10'3" x 9'3")

This single bedroom offers carpeted flooring, integrated storage, and a window to the side aspect, making it an ideal space for a child's bedroom or home office.

Garage

6.04m x 6.01m (19'10" x 19'9")

A substantial garage with two single doors, electricity, and lighting. Offering ample space for vehicle storage, it is also well-suited as a workshop area.

External

The property is surrounded by extensive landscaped gardens, with an expansive private driveway providing ample parking. The gardens, which encircle the entire home, feature beautifully designed patio areas, well-maintained vegetable patches, and a variety of mature trees, including eucalyptus, copper beech, eucryphia, and oak. Set within approximately one acre of grounds, the property offers a private and tranquil setting.

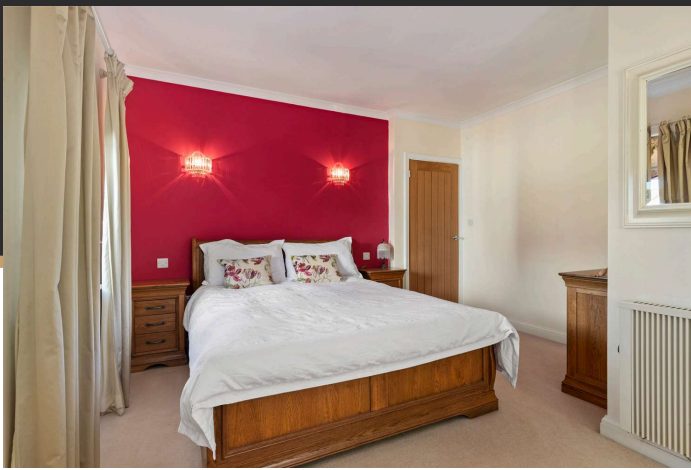
Additional Information

The property is connected to mains electricity and water. Heating is electric, and drainage is via a cesspit system.

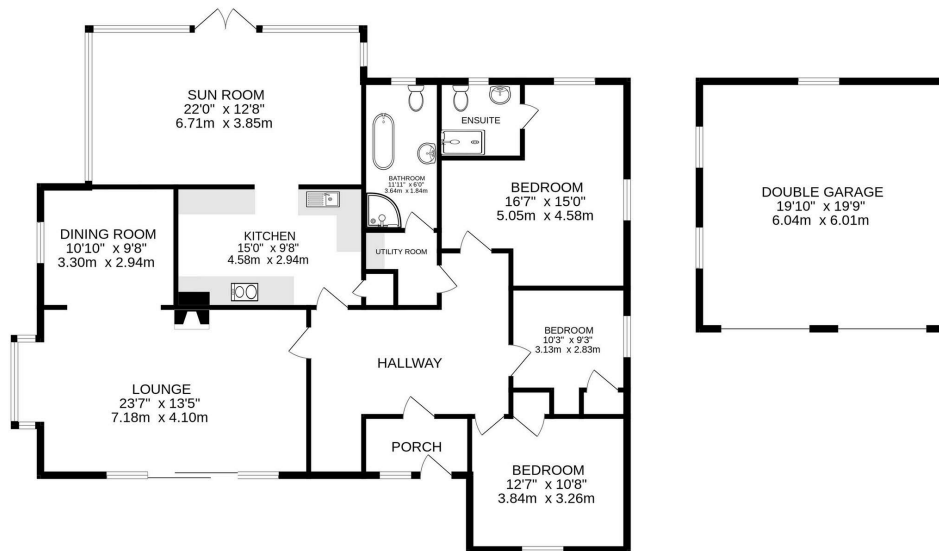
Council Tax Band

E





GROUND FLOOR
2014 sq.ft. (187.1 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			

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