



MONMOUTH

Guide price **£279,000**



183 TERNATA DRIVE

Monmouthshire NP25 5WA



Semi-detached, three bed family home
Kitchen/breakfast room
Private rear garden with countryside views

Located on this popular development just outside Monmouth, this property is in a superb position within short distance to local amenities.

The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Semi-detached property
- Three bedrooms
- Private rear garden with lovely countryside views
- Wonderfully presented throughout
- Family bathroom & en-suite
- Great location



STEP INSIDE



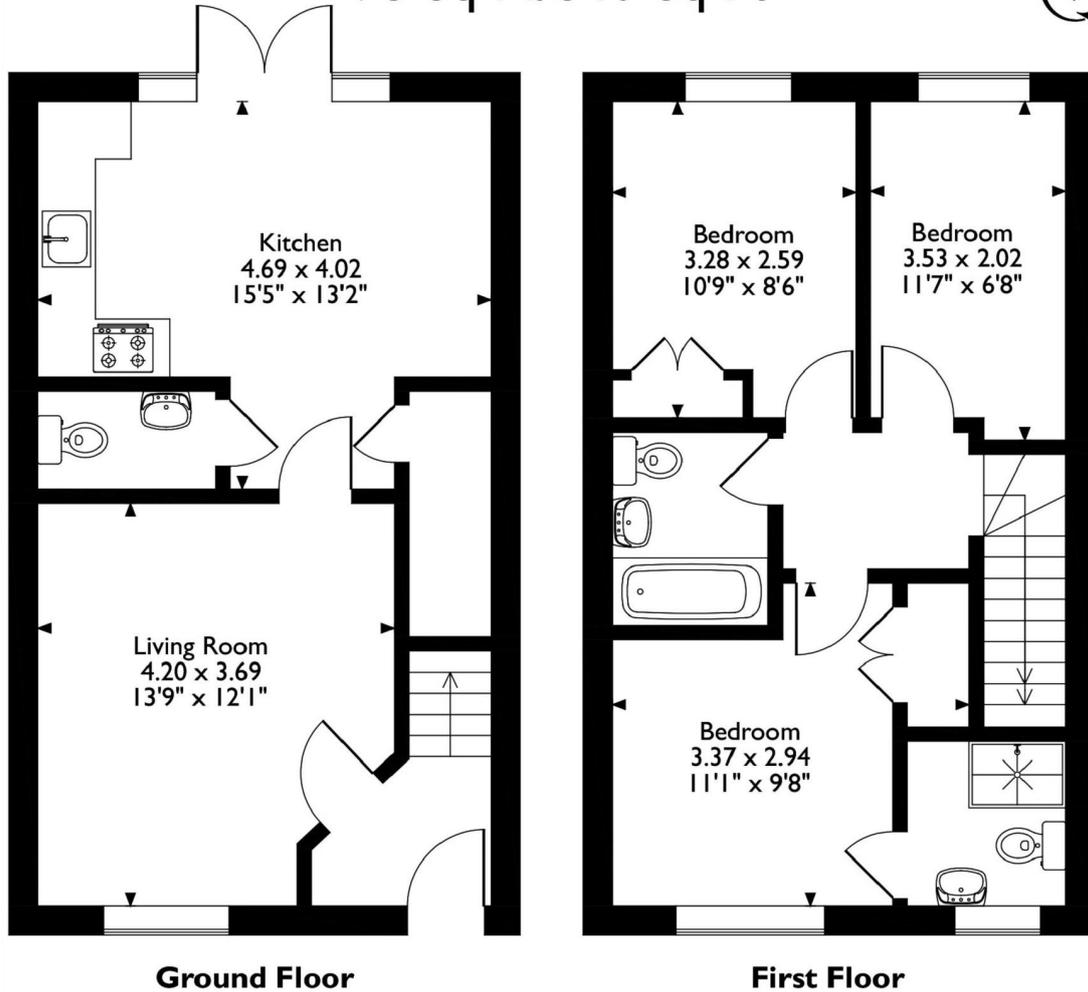
Well-presented with a neutral colour palette throughout, to the ground floor there is a kitchen/breakfast room to the rear of the property with views over the surrounding countryside, and a living room to the front.

The kitchen benefits from a stylish range of walls and base units, integrated appliances to include an oven and four-ring gas hob, with further under unit space for utilities and free-standing fridge/freezer.

The kitchen also has double doors opening to the patio and artificial grass lawned area where you have lovely countryside and woodland views.

To the front, there is a spacious living room, perfect for family living.

Approximate Gross Internal Area 78 Sq M/840 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

There is a convenient downstairs cloakroom that can be found from the kitchen.

The principal bedroom enjoys an en-suite shower room, while the family bathroom from the landing has a bath suite.

To the first floor, there are three bedrooms, two of which are double and the third a good sized single.

STEP OUTSIDE



To the front of the property, there is off road parking for two vehicles.

The rear garden enjoys the surrounding views and a sunny patio area.

The garden is mainly laid to artificial lawn with a shed handy for storage.

INFORMATION

Postcode: NP25 5WA

Tenure: Freehold

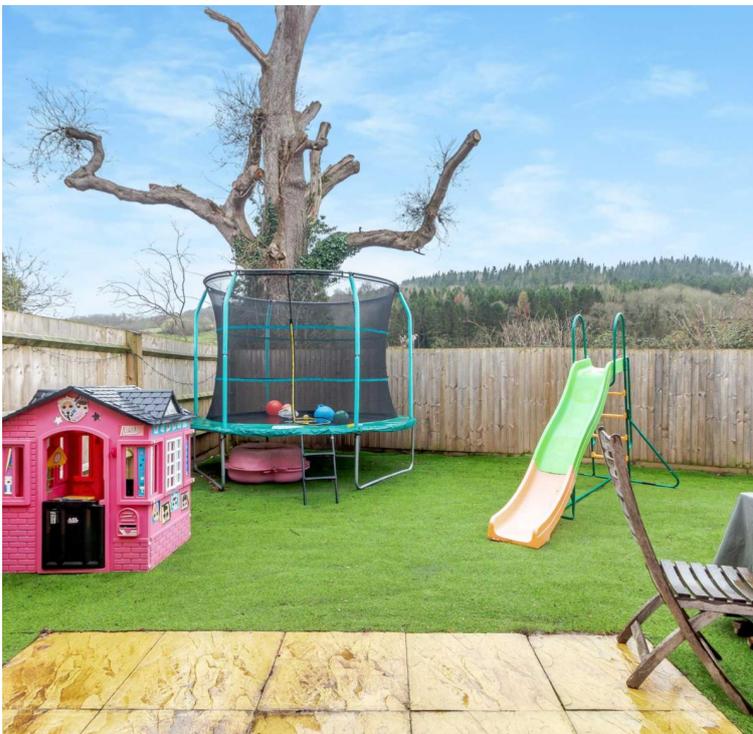
Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Monmouth office, proceed down Monnow Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Wonastow road. Proceed to Kingswood Gate Estate, follow Ternata Drive to the end and the property will be found on your left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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