



MONMOUTH

Guide price **£279,000**



 ARCHER & CO

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To book a viewing call 01600 713030

# 24 MID SUMMER WAY

Monmouthshire NP25 5UT



Stunningly presented three-bedroom property  
Beautiful rear garden  
Popular location close to local amenities

This three-bedroom semi-detached property is located in the popular Kingswood Gate estate, close 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**

- Three-bedroom semi-detached property
- Popular location
- En-suite to principal bedroom
- Beautiful private rear garden
- Off-street parking
- Immaculate throughout



# STEP INSIDE



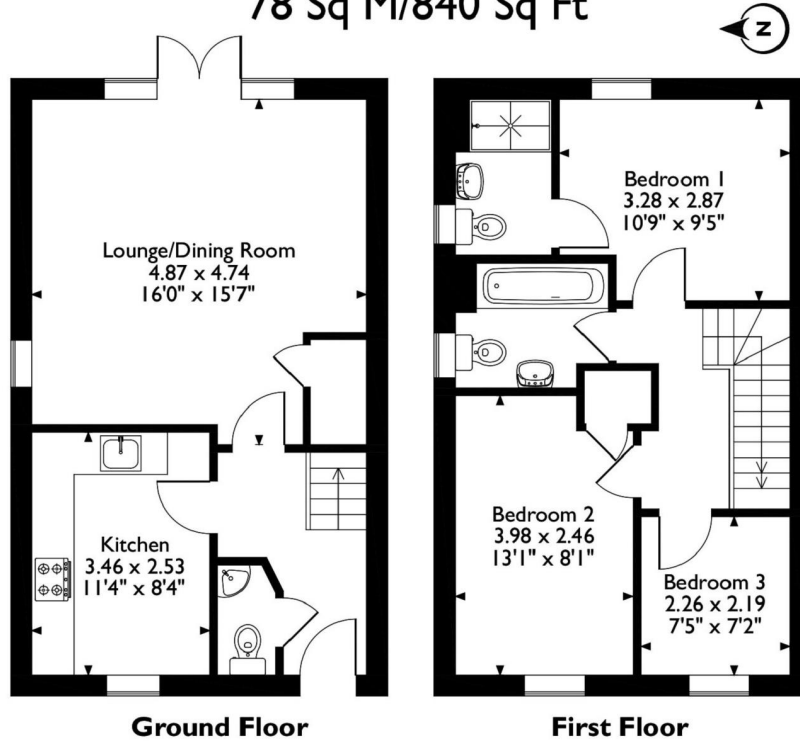
Upon entering the property, you are warmly welcomed by an inviting entrance hallway adorned with contemporary, stylish tiled floors that seamlessly flow into the kitchen area.

A staircase leads to the first floor, while doors grant access to the kitchen, living room, and cloakroom.

The kitchen boasts sleek wall and base units, complemented by integrated oven and hob and space for a cosy dining table and chairs.

Bathed in abundant natural light, the spacious living room features French doors that open up to the meticulously designed rear garden.

## Approximate Gross Internal Area 78 Sq M/840 Sq Ft



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.

Additionally, there is ample space for a dining area and a convenient understairs storage cupboard.

Moving upstairs, the first floor reveals three well-proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room.

Completing this level is a contemporary family bathroom with a bath, mains shower head over and glass screen, WC and wash hand basin.

# STEP OUTSIDE



At the front of the property, you'll find a tandem driveway that offers convenient parking space for two vehicles.

The rear garden, characterized by its exceptional privacy, has been meticulously landscaped to create a stunning outdoor oasis.

A spacious paved patio area and elevated decking provide an ideal setting for delightful alfresco dining.

Descending from the patio, a set of steps leads to a well-maintained lawned area, completing the charming outdoor space.

## INFORMATION

Postcode: NP25 5UT

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 around and Mid Summer Way will be found on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A	83	
(81-91)	B		
(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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