



# MONMOUTH

Guide price **£300,000**



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# 66 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Three/four-bedroom terraced home  
Located on the popular Kingswood Gate Estate  
Accommodation set over three floors

This immaculately presented three-bedroom family home is located on a popular development in Monmouth. This property is in a convenient position within short distance to local amenities and Monmouth town centre.

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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£300,000



### KEY FEATURES

- Three/four-bedroom family home
- Popular estate location
- Beautifully presented throughout
- Private rear garden
- Open-plan kitchen/family room
- Garage and driveway parking



# STEP INSIDE



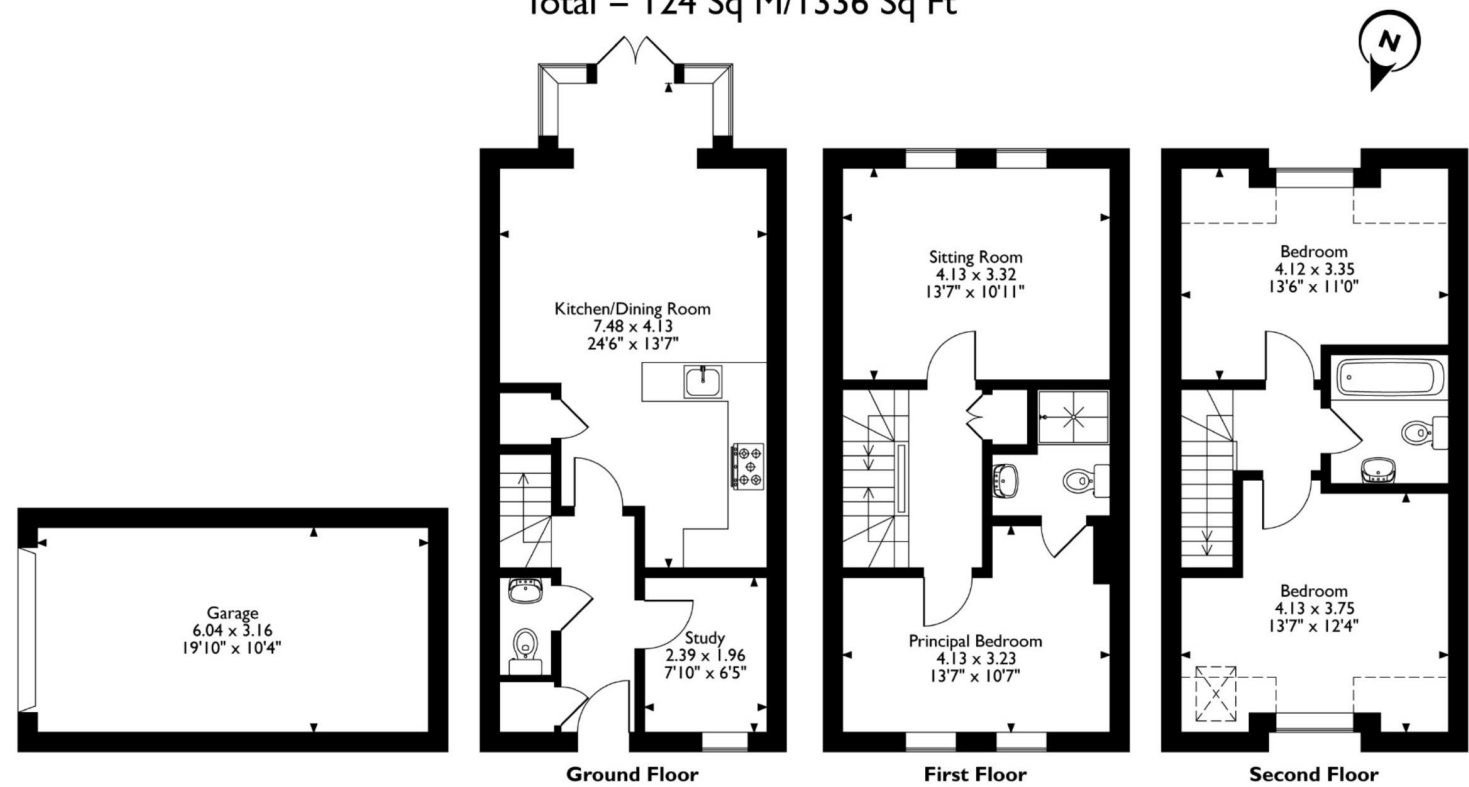
This beautifully presented family home spans three floors, offering a well-designed layout perfect for modern living.

The ground floor features a stunning kitchen/living room at the rear, equipped with contemporary wall and base units, integrated appliances including a 5-ring gas hob, double oven, space for a fridge freezer, and plumbing for a dishwasher.

The kitchen seamlessly flows into the living area, where box bay French doors open to a private rear garden, creating an ideal space for entertaining family and friends.

Additionally, the ground floor includes a study/utility room and a convenient cloakroom.

66, Ternata Drive, Monmouth  
Approximate Gross Internal Area  
Main House = 105 Sq M/1131 Sq Ft  
Garage = 19 Sq M/205 Sq Ft  
Total = 124 Sq M/1336 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.

On the first floor, the principal bedroom offers fitted wardrobes and access to a stylish ensuite shower room.

The sitting room is also located on this floor with two windows overlooking the rear garden which could equally be utilised as another bedroom if needed.

The second floor comprises two generously sized double bedrooms, with one benefiting from two Velux windows.

A family bathroom is also located on this floor, completing the spacious layout of this exceptional family home.

# STEP OUTSIDE



The property offers a garage with tandem driveway parking for two vehicles.

The rear garden has been designed with low maintenance in mind with a patio and raised decked area, perfect entertaining and relaxing.

## INFORMATION

Postcode: NP25 5UY  
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. Follow the road past Wonastow Road Industrial estate on your right. Proceed to Kingswood Gate Estate and follow the road around to the right and number 66 Ternata Drive will be located a short distance along on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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