



MONMOUTH

Guide price **£295,000**



58 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Extended three-bed semi detached
Bi-folding door opening to rear garden
Off street parking

Beautifully presented three bedroom semi-detached home in Monmouth, presented to a high standard throughout. This outstanding property offers kitchen/breakfast room with a stunning extension creating a fabulous additional reception area with bi-folding doors leading to the landscaped garden, lounge and downstairs cloakroom. The first floor comprises of family bathroom and three bedrooms with the principal having en suite.

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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KEY FEATURES

- Popular Location
- Three bedrooms
- Stunning extension to the kitchen/breakfast room
- En-suite
- Beautifully presented throughout
- Off street parking



STEP INSIDE



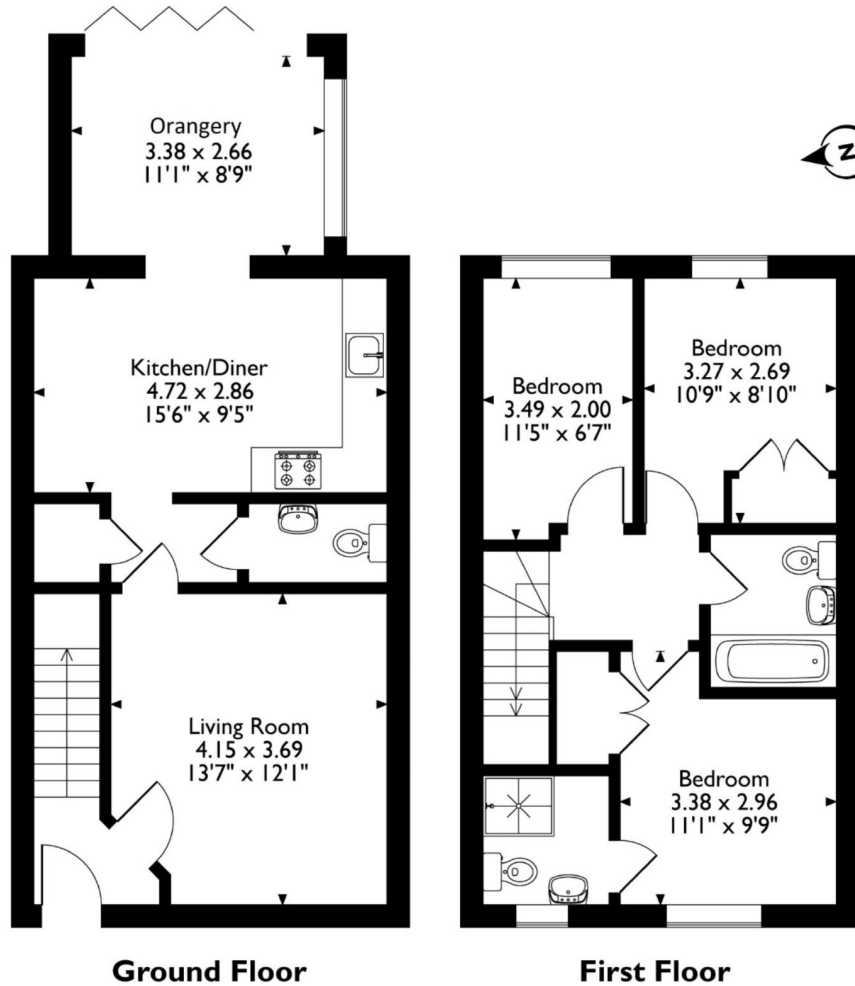
This extended well-presented three-bedroom property is presented to a high standard throughout.

The hallway has stairs that lead to the first floor and a door to the lounge.

The lounge leads through to the modern kitchen/breakfast room with stylish high gloss wall and base units and integrated appliances to include oven, 4 ring gas hob and dishwasher, ceramic inset double sink and tiled splash back walls.

There is plenty of space for table and chairs. The present owners have put a fabulous rear extension opening from the kitchen creating a real wow factor with space for living furniture and bi-folding doors to the well-manicured rear garden.

Approximate Gross Internal Area 88 Sq M/947 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.

The first floor has three bedrooms, with the principal benefiting from fitted wardrobes as well as a modern en-suite shower room. Bedroom two also has fitted wardrobes.

The family bathroom has a three-piece suite to include a panel bath, pedestal wash handbasin and W.C.

STEP OUTSIDE



The front of the property has an area to lawn and pathway leading to the front door. To the side of the house is a driveway providing off street parking for several vehicles and access to the rear.

The rear garden has been landscaped and is well manicured. There are raised sleepers, mature planted borders, area to lawn and a useful storage shed.

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. Proceed to Kingswood Gate Estate, follow Ternata Drive around and number 58 will be found on your right handside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
A	(92-100)	84	
B	(81-91)		
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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