



MONMOUTH

Guide price **£285,000**



17 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UZ



Well-presented three-bedroom home
Popular estate location
Driveway and garage

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.



Guide price
£285,000



KEY FEATURES

- Three-bedroom semi-detached property
- Popular estate location
- Beautifully presented throughout
- Ample living accommodation
- En suite to principal bedroom
- Driveway and garage



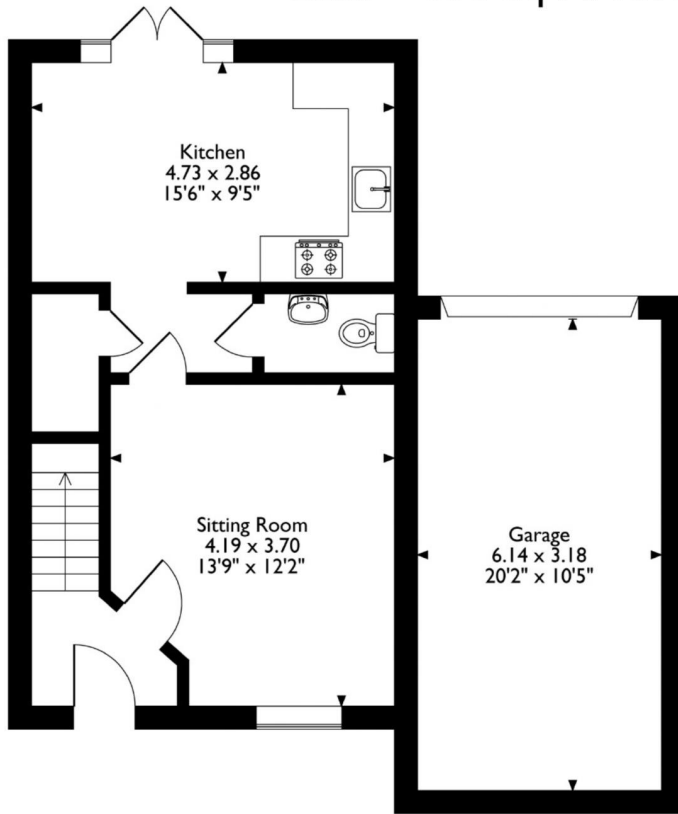
STEP INSIDE



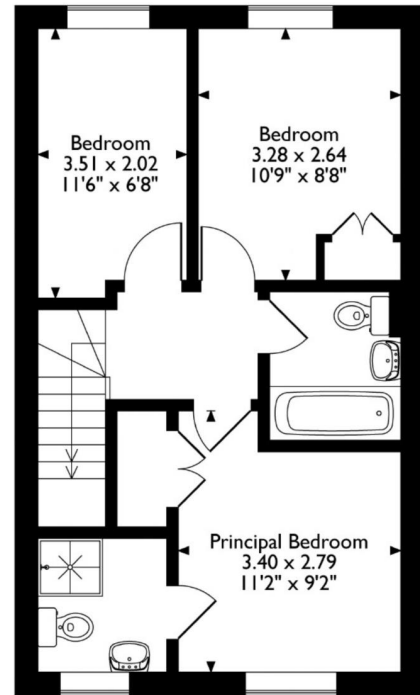
As you enter the property, you are greeted by an entrance hallway giving access to the living room and stairs to the first floor. The living room is generously sized, featuring a front-facing window that allows natural light to flood the space. This room also seamlessly connects to the kitchen/breakfast room, creating a practical layout that's perfect for modern family life.

The kitchen is thoughtfully designed with a variety of contemporary wall and base units, offering ample storage and a sleek look. Equipped with a gas hob, integrated oven, and dishwasher, it's a space that combines functionality with style. There is also designated space and plumbing for a washing machine.

17 Ternata Drive, Monmouth
 Approximate Gross Internal Area
 Main House = 80 Sq M/862 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 100 Sq M/1077 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.

Beyond just being a kitchen, this room comfortably accommodates a dining table and chairs, making it ideal for family meals and gatherings. French doors at the rear of the kitchen open out to the garden, effortlessly extending your living space outdoors - perfect for al fresco dining and entertaining. Additionally, the kitchen provides access to a convenient storage cupboard, as well as a separate cloakroom.

To the first floor, the landing gives access to three well-proportioned bedrooms.

The principal bedroom overlooks the front aspect and has the added benefit of a modern en suite shower room and built-in wardrobe. Bedroom two also has a built-in wardrobe whilst overlooking the rear garden along with bedroom three. Finally on the first floor is a family bathroom, completing this home.

STEP OUTSIDE



The rear garden includes a spacious patio area, ideal for entertaining family and friends. Beyond the patio, the garden is primarily laid to a level lawn, providing a generous space that offers both privacy and relaxation.

A convenient gate leads to the driveway and garage, adding both accessibility and ease of use.

INFORMATION

Postcode: NP25 5UZ

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 where number 17 Ternata Drive will be located a short distance along on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100)	A	85	
(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	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.