



MONMOUTH

Guide price **£370,000**



114 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Detached four-bedroom family home
Immaculately presented throughout
Located in the popular Kingswood Gate Estate

This immaculately presented four-bedroom family home is located on a popular development in Monmouth, off the main road. This property is in a convenient 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

- Four-bedroom detached family home
- Beautifully presented throughout
- Ample living accommodation
- Well-proportioned bedrooms
- Low maintenance rear garden
- Detached garage and driveway



STEP INSIDE

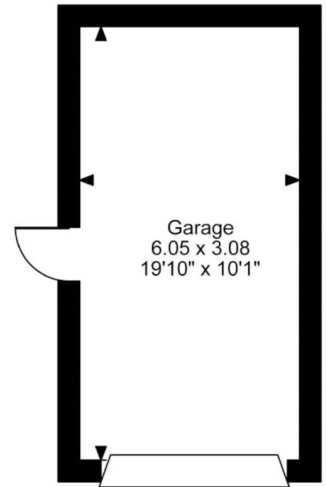
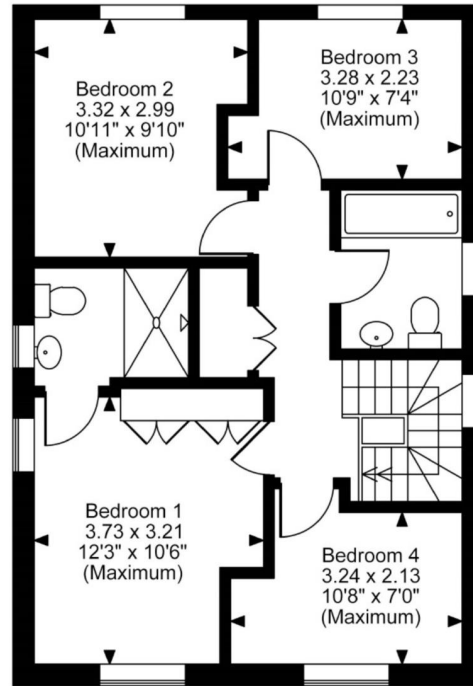
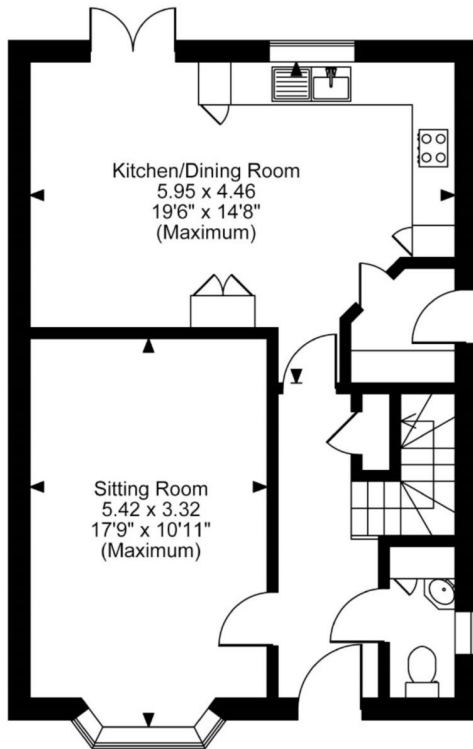
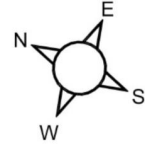


As you enter the property, there is a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

The living room is a generously sized and beautifully presented space, perfect for relaxing or entertaining. A stunning bay-fronted window to the front aspect allows an abundance of natural light to stream in, creating a bright and airy atmosphere.

Moving to the rear of the property is the spacious kitchen/dining room. The kitchen boasts a range of sleek white wall and base units, integrated double oven, fridge/freezer and 5-ring gas hob. The kitchen also benefits from ample space for a dining table and chairs with French doors opening out to the landscaped garden, making the space perfect for entertaining.

Ternata Drive, Monmouth
Approximate Gross Internal Area
Main House = 1132 Sq Ft/105 Sq M
Garage = 201 Sq Ft/19 Sq M
Total = 1333 Sq Ft/124 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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Also accessed from the kitchen is the useful utility room with space for white goods, cupboards and access to the side of the property. Finally, the ground floor features a cloakroom.

Moving up to the first floor, you'll find four generously sized bedrooms and a family bathroom.

The principal bedroom boasts a contemporary ensuite shower room. Bedrooms two and three are spacious doubles.

The family bathroom is elegantly presented, showcasing modern tiles and a three-piece suite.

STEP OUTSIDE



At the front of the property, you'll find a spacious double tandem driveway alongside a detached garage. The rear garden is thoughtfully designed for low maintenance, featuring artificial grass, a patio area, and a raised decking space. Additionally, there is convenient side access to the garage and a pathway leading back to the driveway.

AGENT'S NOTE:

The wood-burner is not remaining at the property.

INFORMATION

Postcode: NP25 5UY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mans

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. Continue onto Ternata Drive and follow the road around past the turning for Belle Etoile Drive and number 114 will be a short distance along on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	83	
(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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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.