



MONMOUTH

Guide price **£410,000**



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# 189 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5WA



Beautiful Four Bedroom Family Home  
Kitchen/Breakfast Family Room  
Two En-Suites

A detached modern four-bedroom property situated in the popular Kingswood gate estate. The property has been upgraded since being built approx. 6 years ago with additional work space and units to the kitchen along with Mandarin stone tiled flooring and oak flooring to the lounge floor.

The property has been extremely well maintained by the current owners and is presented to a show home standard. The garden is also a real delight to this wonderful home and is not overlooked with fields and distant woodland behind.

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

- Detached Four Bedroom Family Home
- Immaculately Presented
- Kitchen/Breakfast/Family Room
- Two En suite Bathrooms
- Private Rear Garden
- Driveway For Several Vehicles Leading To The Garage



# STEP INSIDE



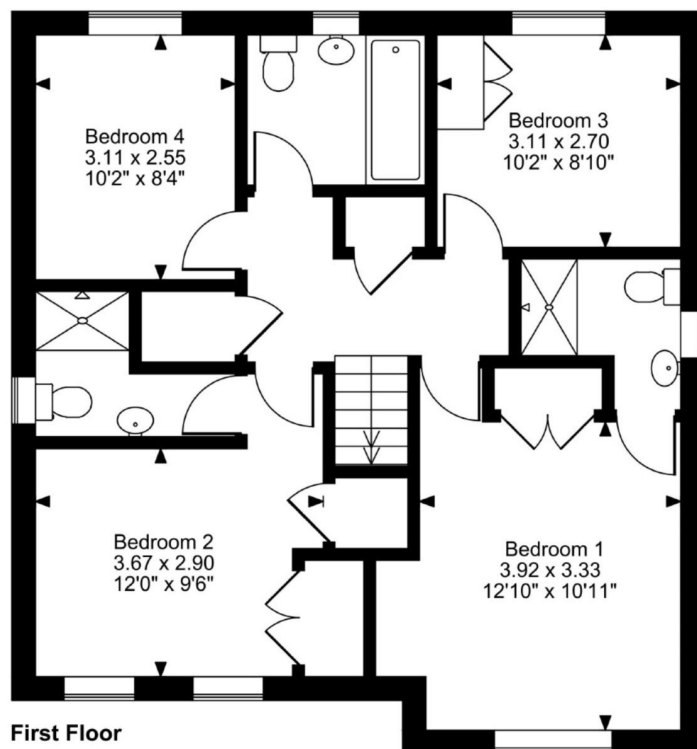
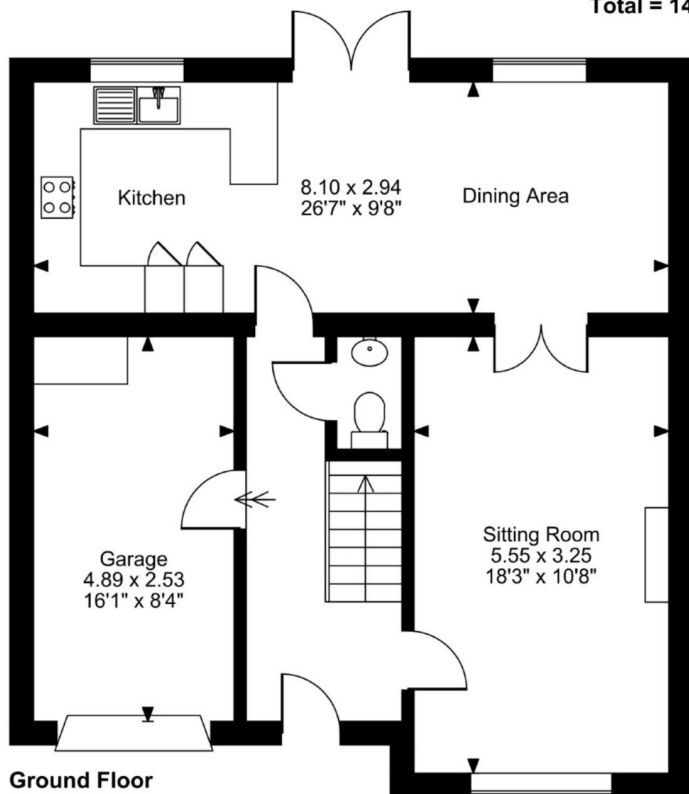
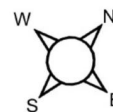
As you enter the property you are welcomed by the spacious hallway with tiled flooring, stairs to the first floor and access to the convenient downstairs cloakroom.

The hallway also gives access to the lounge and kitchen/breakfast family room. There is also a personal door to the garage with the current vendors utilising some of this space as a utility area.

The Kitchen/Breakfast/Family room is truly adding to the wow factor to this beautiful home. The present owners have added additional units and work surface areas making this a fabulous area to cook and entertain. There are fitted appliances to include double oven, hob and dishwasher. There is plenty of space for table and chairs along with a sofa making this an ideal space for the family.

Patio doors lead to the rear garden and doors through to the lounge. The lounge has window to the front aspect a recently fitted fire place and oak flooring.

**Ternata Drive, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 1321 Sq Ft/123 Sq M**  
**Garage = 135 Sq Ft/13 Sq M**  
**Total = 1456 Sq Ft/136 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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The first floor consists of a spacious landing area with two deep storage cupboards. There is a loft access hatch to ceiling.

The Principal Bedroom is a particularly generous double bedroom with a double wardrobe to one wall and alcove space to another. There is a large window to the front and doorway into the en-suite Shower Room which is fitted with a double shower with contemporary tiled splash backs and window to the side. There is a wash hand basin with a low flush WC.

Bedroom two provides fitted wardrobes and a deep over stairs storage cupboard and a window to the front aspect. The second en-suite shower room provides a shower cubicle tiled splashbacks a low flush WC and a wash hand basin with a window to the side.

Bedroom three is a generous double bedroom with fitted wardrobes and a rear facing window overlooking the garden. Bedroom four would comfortably fit a double bed with a rear facing aspect and fitted wardrobes to one wall.

The family bathroom is well appointed with a panel bath, low flush WC and a wash handbasin and window to the rear aspect

# STEP OUTSIDE



The front of the property has space for at least three vehicles and access to the garage.

The rear garden is well enclosed with area to patio and lawn. There is fields behind and distant hillside woodland making this a very private garden with a pleasant outlook.

## INFORMATION

Postcode: NP25 5WA

Tenure: Freehold

Tax Band: F

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 to the end and the property will be found on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
A	(92-100)	85	
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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