



MONMOUTH

Guide price **£369,000**



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169 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5WA



Detached four bedroom
Popular location
Lovely outlook to the rear

This well-presented, modern four-bedroom detached family home is situated on the sought-after Kingswood estate, within easy, level walking distance of Monmouth town. Inside, the property is stylishly maintained and features a contemporary kitchen/breakfast room with an adjoining utility and a lovely rural outlook. The generous lounge enjoys windows to the front, creating a bright, spacious, and airy living space. Upstairs, there are four bedrooms, including a principal bedroom with en-suite. Three of the bedrooms benefit from built-in wardrobes, offering excellent storage.

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
- Lovely rural outlook to the rear
- Kitchen/ breakfast room
- Utility room
- En-suite
- Off road parking



STEP INSIDE

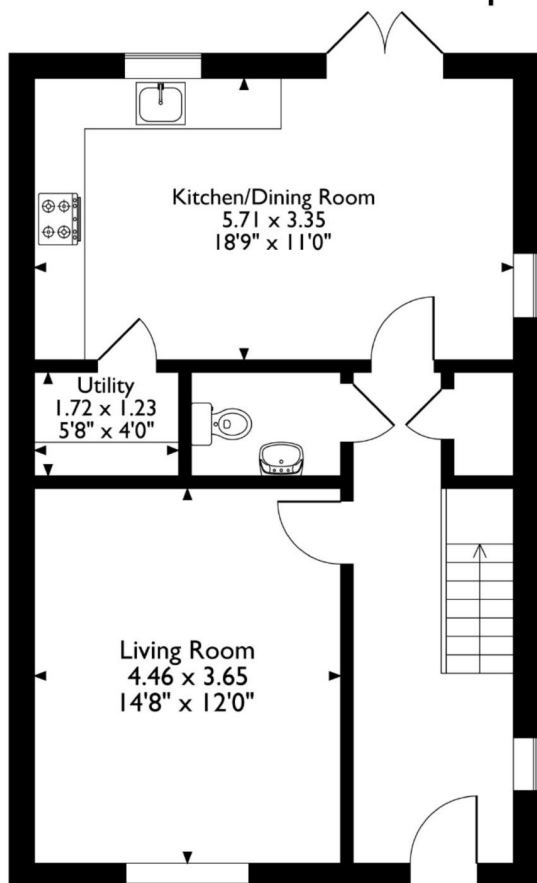


Enter the property into a spacious hallway with stairs rising to the first floor and doors leading to the lounge, kitchen/breakfast room, cloakroom, and a generous under-stair storage cupboard.

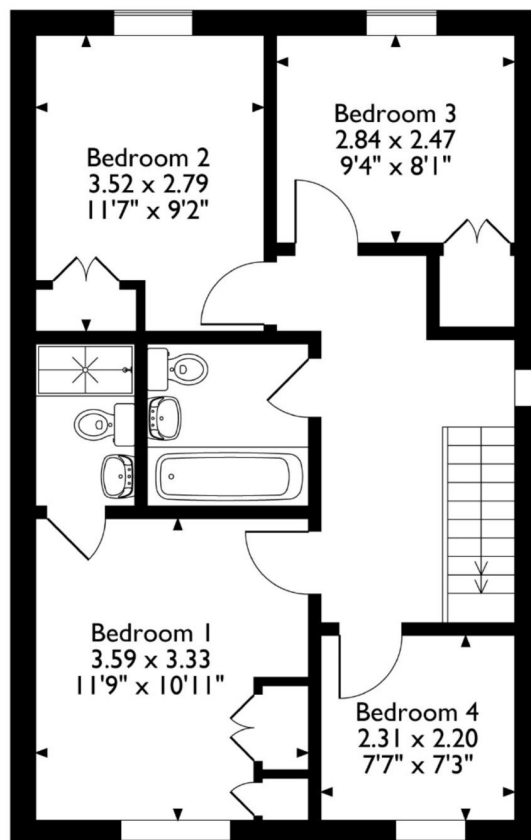
The lounge is positioned at the front of the property and features a broad window overlooking the front aspect along with a contemporary wall-mounted electric fire.

The generous kitchen/breakfast room offers an ideal space for family living and entertaining. It is fitted with a good range of wall and base units and includes integrated appliances such as a double oven and four-ring gas hob, with space for a fridge/freezer and tumble dryer. Windows and French doors open onto the rear garden, enjoying lovely countryside views and the wooded hillside beyond. From the kitchen, a door leads to the useful utility room, which provides additional base units and an integrated washing machine.

169, Ternata Drive, Monmouth
Approximate Gross Internal Area
106 Sq M / 1140 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.

First Floor

The spacious landing provides access to all four bedrooms and the family bathroom.

The principal bedroom benefits from fitted wardrobes and an en-suite shower room, with a window to the front aspect. The en-suite comprises a double shower, pedestal wash hand basin and W.C.

Bedrooms two and three are both doubles, each featuring fitted wardrobes and windows to the rear enjoying a lovely rural outlook towards woodland hilltops.

Bedroom four is a well-proportioned single room with a window to the front aspect.

The family bathroom completes this floor and features a modern three-piece suite, including a panelled bath with the added benefit of a fitted shower over, a wall-hung vanity wash hand basin with drawers, and a W.C.

STEP OUTSIDE



To the side of the property is a driveway providing off-street parking for two vehicles.

The rear garden offers a good degree of privacy and enjoys a lovely rural outlook across open countryside and wooded hilltops. It is mainly laid to lawn with an additional patio area, ideal for outdoor dining. There is also the added benefit of a large and useful storage shed.

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 and the property will be located in a small cul du sac on the left handside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		95
B (81-91)	85	
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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