

Ternata Drive
Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

Monmouth

Generous 4-bedroom detached modern house with attractive countryside views, integrated garage and off-road parking for up to 3 vehicles. Located in a quiet cul-de-sac on the edge of the Kingswood Gate development and flat walk into Monmouth town centre. The property has been upgraded and is immaculately presented throughout. Bright, airy, and spacious accommodation ideal for a family or the semi-retired.

Asking price of £330,000

Constructed in December 2019 and finished with a mixture of textured painted render and red brick exterior inset with UPVC double glazed windows under a pitched composite tiled roof. Features include 'Mandarin Stone' tiled flooring, modern white wooden internal doors with matching architraves and skirtings, fitted wardrobes to three bedrooms, downlighters in kitchen, hallway and bathrooms, external lighting, alarm system and security lights. Gas fired central heating to radiators throughout.

THE ENTRANCE IS UNDER A TILED MONO PITCHED PORCH THROUGH COMPOSITE FRONT DOOR:

HALLWAY:

Staircase to first floor with storage under. Doors into the following:

WC:

Under stairs with modern white suite comprising of low-level WC, wash hand basin with mixer tap over and tiled splashback.





LOUNGE: 5.59m x 3.33m (18'4" x 10'11")

Window to front. Glazed double doors into Kitchen/Dining Room.

KITCHEN/DINING ROOM: 8.18m x 3.00m (26'10" x 9'10")

Two windows and French doors to the garden. Fully fitted 'Midnight Blue' shaker kitchen with base and drawer units laminate work surface. Matching wall units with under cabinet lighting. Stainless steel 1.5 bowl sink with mixer tap and drainer. Inset 4 ring gas burner hob with stainless steel extractor hood over. Appliances include integrated double oven and integrated fridge. Space and plumbing for dishwasher and space for fridge freezer.

INTEGRATED SINGLE GARAGE: 4.88m x 2.53m (16'0" x 8'4")

Electric up and over garage door. Power, water and electricity. Space for fridge freezer and plumbing for washing machine and tumble dryer with laminate work surface over. Combination gas boiler providing domestic hot water and central heating.

FIRST FLOOR LANDING:

Hatch to part boarded loft space with light. Airing cupboard housing hot water tank and shelving. Storage cupboard. Doors into the following:

BEDROOM 1: 3.99m x 3.38m (13'1" x 11'1")

Window to front. Double built-in wardrobe with hanging rail and shelving. Door into:

EN-SUITE:

Obscured window to side. Modern white suite comprising double shower cubicle with mixer shower, sliding door and fully tiled, low level WC, vanity unit with double drawers and mixer tap over and tiled splashback.

BEDROOM TWO: 4.17m x 2.90m (13'8" x 9'6")

Two windows to front. Double built-in wardrobe with hanging rail and shelving.

EN-SUITE:

Obscured window to side. Modern white suite comprising double shower cubicle with mixer shower, sliding door and fully tiled, low level WC, pedestal wash hand basin with mixer tap over and tiled splashback.

BEDROOM THREE: 3.12m x 2.69m (10'3" x 8'10")

Window to back. Double built-in wardrobe with hanging rail and shelving.

BEDROOM FOUR: 3.15m x 2.57m (10'4" x 8'5")

Window to back.

FAMILY BATHROOM:

Obscured window to back. Modern white suite comprising of bath with mixer tap over, low level WC, vanity unit with double drawers and mixer tap over and tiled splashback. Tiling up to dado height.

OUTSIDE:

Tarmac driveway at the front with off-road parking for up to 3 vehicles softened with various shrubs and potted plants. Side gate to the back of the property. Attractive fully enclosed garden with fabulous countryside views, mainly laid to lawn with patio area, border with various shrubs and flowers and raised flower and vegetable beds. Storage shed with water butt.

SERVICES:

All mains services to include electric, gas, water and drainage. Council tax Band F, EPC rating B.

DIRECTIONS:

Take the B4233 heading out of Monmouth towards Rockfield. At the first roundabout, turn left onto Wonastow Road. Follow the road until you reach Kingswood Gate estate, where you will join Ternata Drive. Continue on this road through the development until you reach the cul-de-sac, the property will be on your right-hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



