



MONMOUTH

Guide price **£395,000**



ARCHER & Co

88 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Detached four-bedroom family home
Popular location close to amenities
Well-presented throughout

This immaculately presented four-bedroom family home is located on a popular development in Monmouth. 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

- Four-bedroom detached family home
- Popular estate location
- Beautifully presented throughout
- Ample living accommodation
- Well-proportioned bedrooms
- Detached garage and driveway



STEP INSIDE



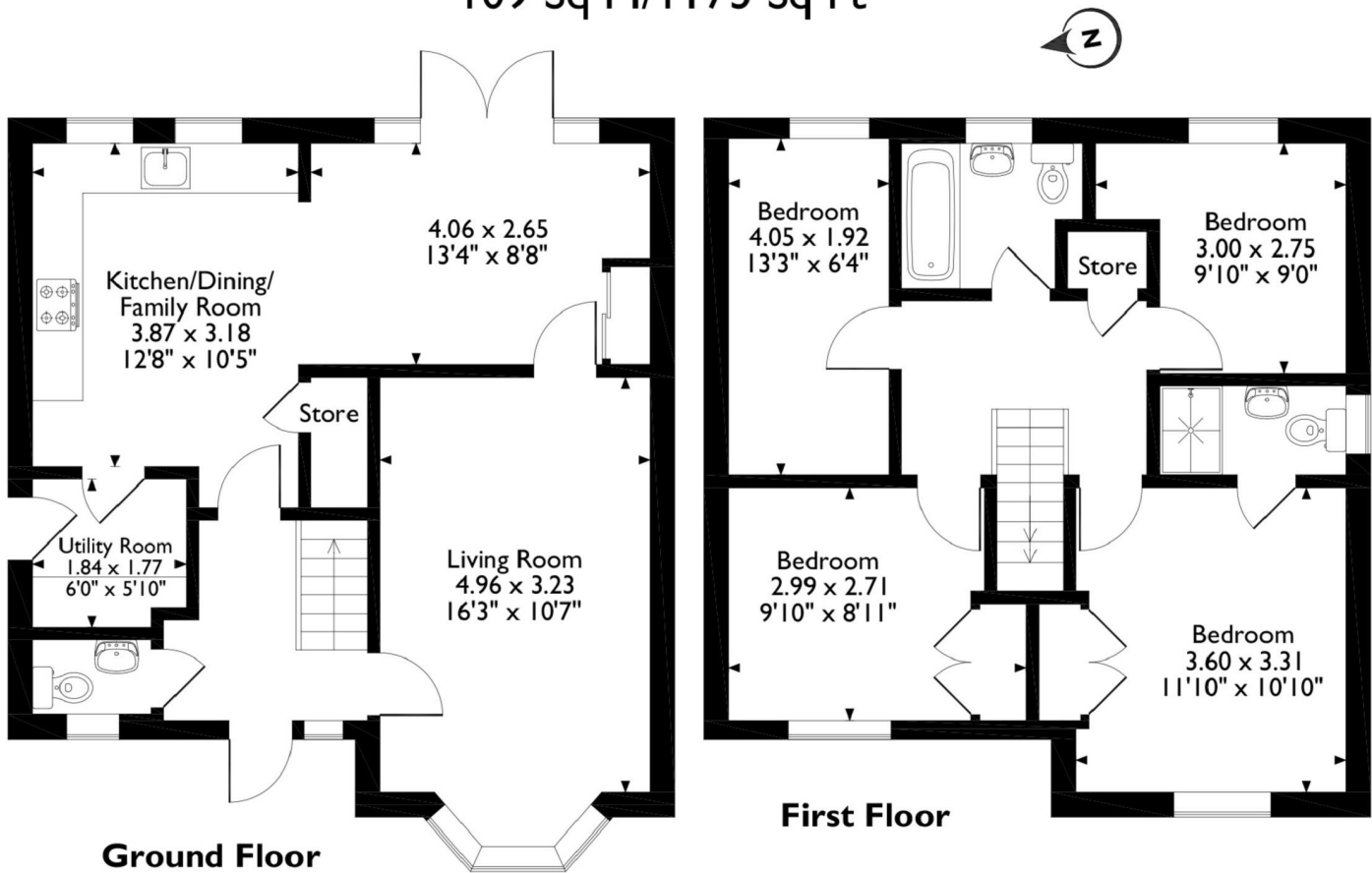
As you enter the property, you are greeted by a spacious entrance hallway accessing all ground floor accommodation and stairs to the first floor.

The living room is a generous size with a bay fronted window to the front aspect, flooding the space with natural light. A door accesses the open plan kitchen/dining/family room with French doors leading to the rear garden, perfect for entertaining with family and friends.

The kitchen is well presented with a range of white wall and base units with stylish counter tops over. The kitchen also benefits from an integrated oven, fridge freezer, dishwasher and gas hob with extractor over. Accessed from the kitchen is the useful utility room with ample space for white goods appliances and a side door to access the driveway.

Finally, there is a cloakroom completing the ground floor.

Approximate Gross Internal Area
109 Sq M/1173 Sq Ft



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.

To the first floor, there is a spacious landing area with access to all bedroom and the family bathroom.

The principal bedroom is situated to the front of the property with fitted wardrobes and the added benefit of an ensuite shower room. Bedroom two is also of a generous size with a built-in wardrobe and window to the front aspect.

Bedrooms three and four are also doubles and positioned to the rear of the property overlooking the rear garden.

Finally, the family bathroom is well equipped with a modern white three-piece suite.

STEP OUTSIDE



To the front of the property, there is a tandem driveway with parking for two vehicles as well as a detached garage.

The rear of the property has a patio and lawned area with gated access to the driveway.

INFORMATION

Postcode: NP25 5UY
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. Continue onto Ternata Drive and follow the road around and number 88 will be on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	84	
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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