



# MONMOUTH

Guide price **£445,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01600 713030



# 120 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Popular Estate  
Detached Family Four Bedroom Home  
Parking & Driveway

This well presented executive 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.





Guide price  
£445,000



## KEY FEATURES

- Four Bedroom Family Detached Home
- Popular Estate
- Driveway Parking and Garage
- Two Reception Rooms
- Lovely Spacious Kitchen/breakfast
- Utility Room





# STEP INSIDE



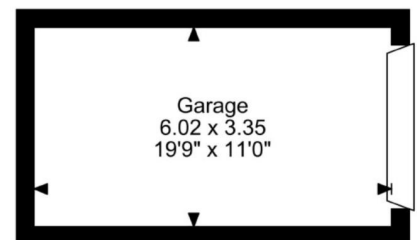
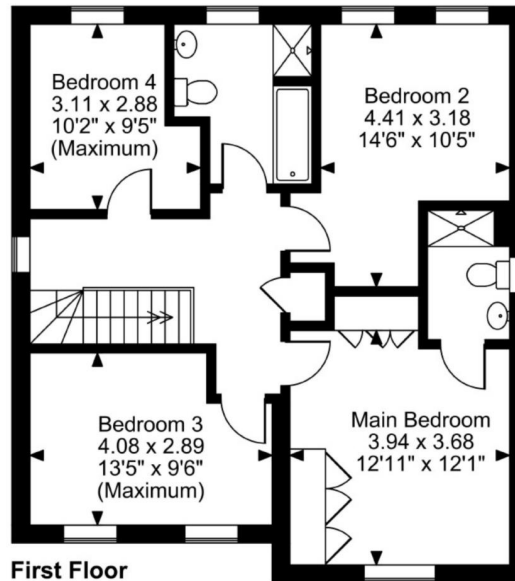
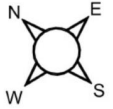
As you step into the property, you are welcomed by a bright and spacious entrance hallway that provides access to all ground floor rooms and the staircase to the first floor.

The living room, generously sized and filled with natural light from a front-facing window, combines comfort with contemporary style.

To the front of the property, a versatile study offers the flexibility to serve as a home office or playroom, catering to your individual needs.

The kitchen/breakfast room is a standout feature of this home, showcasing modern white wall and base units with feature blue tiled splash backs, and plenty of room for a large dining table, chairs, and an additional family area. A charming box bay with floor-to-ceiling windows and French doors provides lovely views and direct access to the rear garden. The kitchen comes fully equipped with integrated appliances, including a double oven, fridge freezer, 5-ring gas hob, and dishwasher.

Adjacent to the kitchen is a practical utility room with extra storage, a sink, and a convenient rear door leading to the garden. Completing the ground floor is a cloakroom with a door to a very useful walk-in storage cupboard.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8633240/OHL

This thoughtfully designed property is perfect for family living, combining generous spaces, practical features, and a welcoming atmosphere.



# STEP OUTSIDE



The property is situated at the end of a small cu- du-sac and has off street parking for three vehicles as well as access to the detached garage.

The rear garden is not overlooked at the rear and offers a good degree of privacy. Enclosed by panel fencing with an extended patio area ideal for outdoor dining and entertaining. There is a large area laid to lawn.

## INFORMATION

Postcode: NP25 5UY

Tenure: Freehold

Tax Band: G

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 take a turning on the right-hand side





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

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



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.