



MONMOUTH

Guide price **£359,000**



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108 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UY



Detached four-bedroom family home
Immaculately presented throughout
Located in the popular Kingswood Gate Estate

This immaculately presented four-bedroom family home is located on a popular development in Monmouth, off the main road. This property is in a convenient position within short distance to local amenities. 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
- Beautifully presented throughout
- Ample living accommodation
- Well-proportioned bedrooms
- Low maintenance rear garden
- Detached garage and driveway



STEP INSIDE

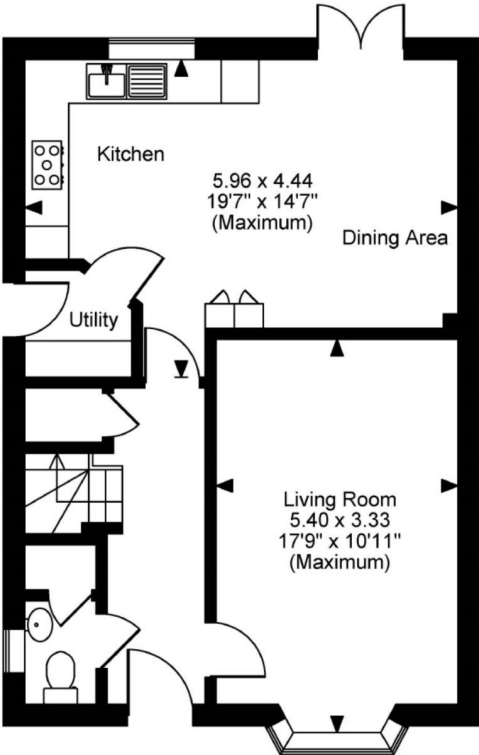
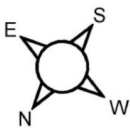


As you enter the property, there is a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

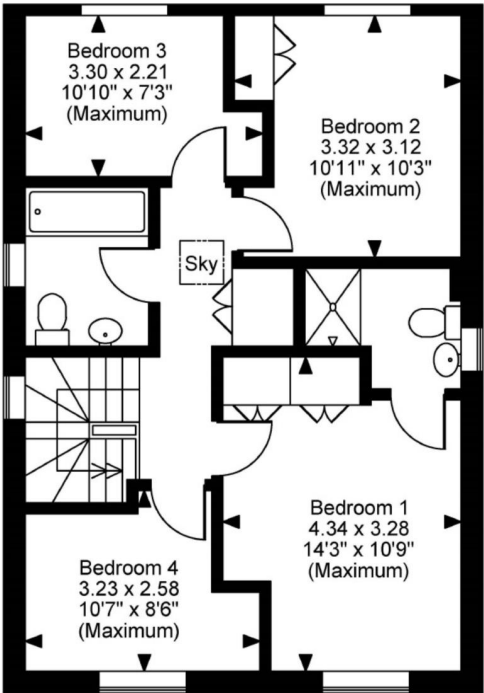
The living room is a generous size with a bay fronted window to the front aspect, flooding the room with natural light.

Moving to the rear of the property is the spacious kitchen/dining room. The kitchen boasts a range of sleek wall and base units, integrated double oven, fridge/freezer, dishwasher and 6-ring gas hob. The kitchen also benefits from ample space for a dining table and chairs with French doors opening out to the landscaped garden, making the space perfect for entertaining.

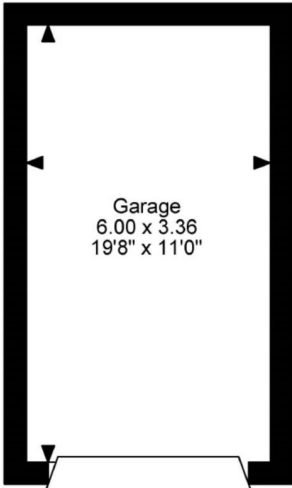
Ternata Drive, Monmouth
Approximate Gross Internal Area
Main House = 1138 Sq Ft/106 Sq M
Garage = 217 Sq Ft/20 Sq M
Total = 1355 Sq Ft/126 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Also accessed from the kitchen is the useful utility room with space for white goods, cupboards and access to the side of the property. Finally, the ground floor features a cloakroom.

Moving up to the first floor, you'll find four generously sized bedrooms and a family bathroom.

The principal bedroom boasts a contemporary ensuite shower room. Bedrooms two and three are spacious doubles, along with bedroom being a comfortable single or office space.

The family bathroom is elegantly presented, showcasing modern tiles and a three-piece suite.

STEP OUTSIDE

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The property boasts a detached garage and a driveway with space for two vehicles. The spacious and private rear garden features a combination of patio, lawn, and a decked area, making it ideal for entertaining and perfect for growing families.

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 past the turning for Belle Etoile Drive, there is then a turning on the right shortly after into a cul de sac where number 108 can be found.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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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.