



MONMOUTH

Guide price **£395,000**



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177 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5WA



Detached four bedrooms
Popular location
Garage

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/dining room with an adjoining utility. The generous lounge enjoys windows to the front and French doors opening onto the rear garden, 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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£395,000



KEY FEATURES

- Detached four-bedroom house
- Popular location
- Kitchen/dining room
- En-suite
- Garage



STEP INSIDE



Upon entering, you are greeted by a spacious hallway with elegant tiled flooring that continues seamlessly into the downstairs cloakroom and the kitchen/dining room. A useful understairs storage cupboard is tucked away, and there is also a door leading to the lounge.

The kitchen/dining room is fitted with a range of modern wall and base units, complemented by a breakfast bar. Integrated appliances include a double oven, four-ring gas hob, fridge/freezer, and dishwasher. Dual-aspect windows to the front and side flood the space with natural light, and there is ample room for a dining table and chairs. An archway leads through to the utility room, which offers plumbing for a washing machine and additional storage.

The lounge is generously proportioned, ideal for family living, with a front-facing window and French doors opening onto the rear garden, creating a bright and welcoming atmosphere.

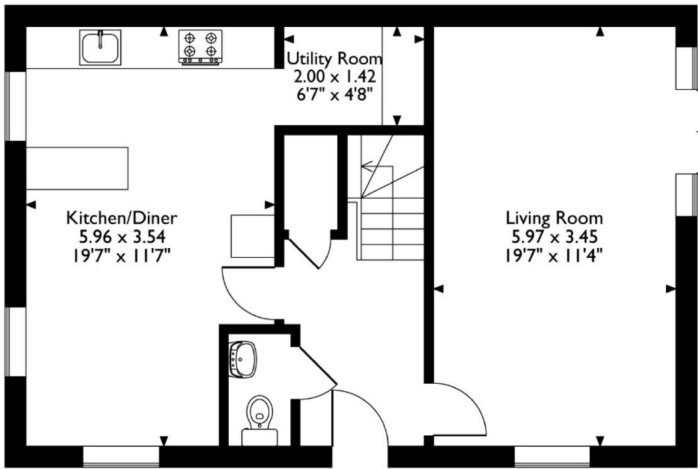
First Floor:

The spacious landing provides access to an airing cupboard, all four bedrooms, and the family bathroom.

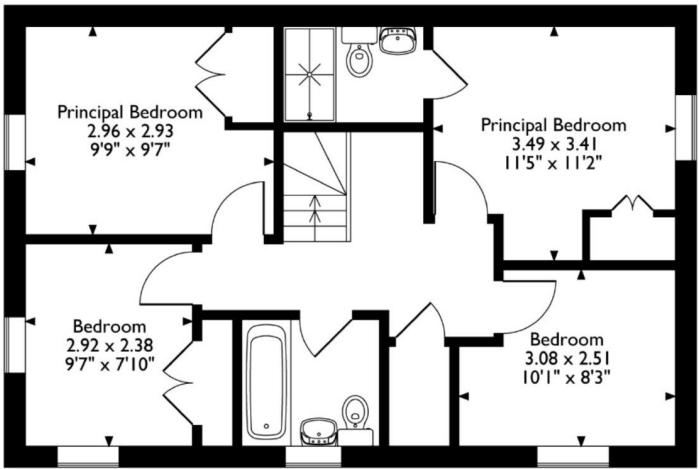
177, Ternata Drive, Monmouth

Approximate Gross Internal Area

110 Sq M/1184 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.

The principal bedroom features built-in wardrobes and a stylish en-suite shower room, complete with a fully tiled modern shower cubicle, W.C., and wash hand basin.

Bedrooms two and three are both comfortable doubles with fitted wardrobes, while bedroom four is a well-proportioned single with ample space for furniture.

The family bathroom completes the first floor, fitted with a panelled bath and shower over, vanity wash hand basin with storage, and W.C.

STEP OUTSIDE



To the front, a paved pathway leads to the entrance, bordered by neat stone-edging. To the side of the property, a driveway provides off-street parking and access to the single garage. A side gate offers convenient access to the rear garden.

The rear garden is mainly laid to lawn, with a patio area perfectly suited for outdoor seating and entertaining.

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 found on your left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
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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