



# MONMOUTH

Guide price **£280,000**



# 47 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UZ



Three bed room semi-detached home  
Beautifully presented throughout  
Off street parking

A beautifully presented three-bedroom semi-detached home in Monmouth, finished to a high standard throughout. This delightful property features a welcoming lounge and a modern, spacious kitchen/breakfast room with a large walk-in cupboard and French doors opening onto the rear garden. A convenient downstairs cloakroom adds practicality to the ground floor. The first floor offers three well-proportioned bedrooms, including an en-suite to the principal bedroom, and a family bathroom. Additional benefits include a pleasant rear garden and off-street parking for several vehicles, making this an ideal family home.

This immaculately presented three-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.

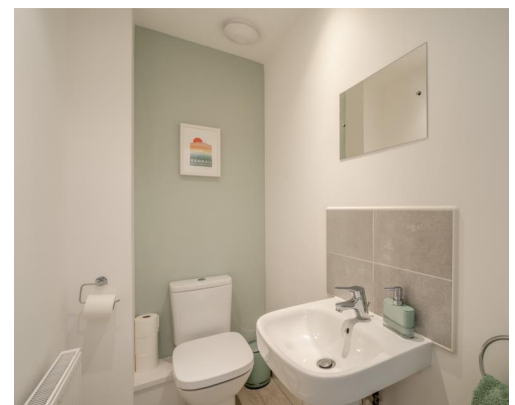


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### KEY FEATURES

- Three-bedroom semi detached
- En-suite
- Beautifully presented throughout
- Kitchen/breakfast room
- Off street parking
- Popular location



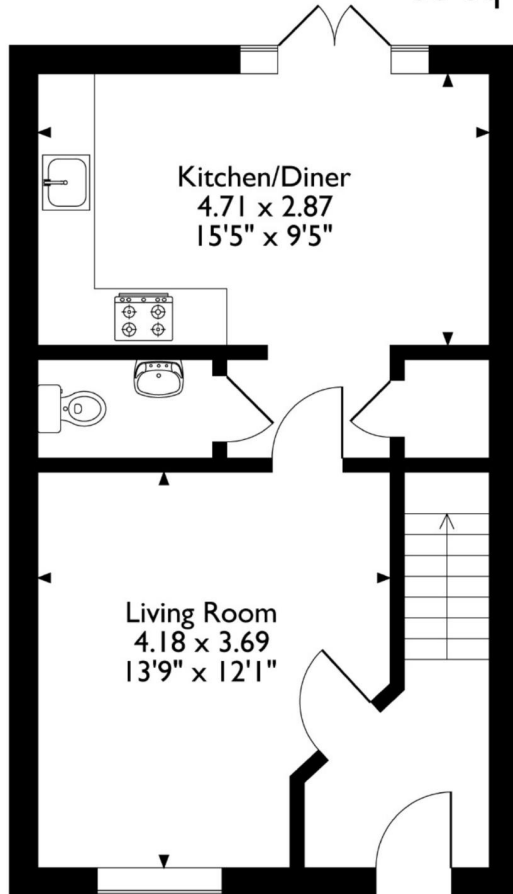
# STEP INSIDE



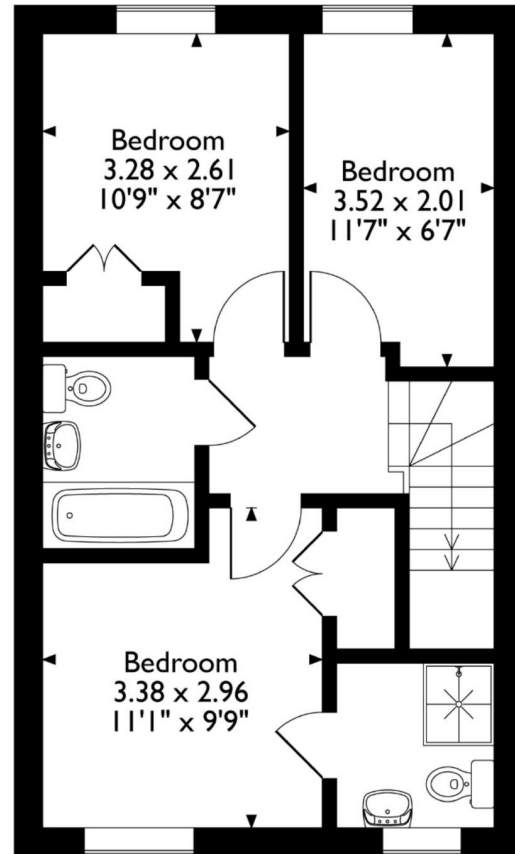
The beautifully presented lounge features a window to the front aspect and a door opening into the kitchen/breakfast room, creating a comfortable and inviting living space.

The kitchen/breakfast room is fitted with modern wall and base units, incorporating a low-level oven, four-ring gas hob, integrated washing machine, and space for a fridge freezer. A window overlooks the rear garden, while French doors provide direct access outside. There is ample space for a dining table and chairs, along with a large walk-in storage cupboard. A door leads to the convenient downstairs cloakroom, fitted with a wash hand basin and W.C.

47, Ternata Drive, Monmouth, Monmouthshire  
 Approximate Gross Internal Area  
 80 Sq M/862 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 first-floor landing provides access to all bedrooms and the family bathroom.

The principal bedroom features a window to the front aspect, built-in wardrobes, and access to the en-suite, which comprises a fully tiled shower cubicle, wash hand basin, W.C., and an obscure window to the front.

Bedroom two is a double room with a window to the rear aspect, enjoying pleasant distant hilltop views, and also benefits from built-in wardrobes.

Bedroom three is a generously sized single room with a window to the rear, offering attractive views towards wooded hills.

The modern family bathroom is fitted with a contemporary three-piece suite, including a panelled bath, wash hand basin, and W.C.

# STEP OUTSIDE



The rear garden is beautifully presented and enjoys a lovely outlook towards distant wooded hills, creating a peaceful and scenic setting. It features a patio area ideal for outdoor entertaining, alongside a well-maintained lawn. There is also gated access to the rear, leading to the off-street parking area.

## INFORMATION

Postcode: NP25 5UZ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: TBC





## 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 for a short distance along until you come to number 47 on your right hand side .



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