



# MONMOUTH

Guide price **£495,000**



# 11 TERNATA DRIVE

Monmouth, Monmouthshire NP25 5UZ



Private plot  
Beautifully presented  
Former show home

This stunning executive home, formerly a show home, is presented for sale to an exceptional standard. Situated within a small and exclusive cul-de-sac of similar high-quality properties, the home enjoys a private and well-positioned plot. This immaculately presented executive four-bedroom family home with two en-suits 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

- Former Show Home
- Executive four-bedroom home
- Double garage
- Kitchen breakfast room
- Two reception rooms
- Two en-suites



# STEP INSIDE



Upon entering the property, you are immediately welcomed by a spacious tiled hallway, which flows seamlessly through to the kitchen/breakfast room, utility room, and cloakroom. A staircase rises to the first floor, while glazed doors provide access to the generous lounge and study, creating a bright and inviting entrance.

## Lounge

The impressive living room enjoys an abundance of natural light, with windows to the front aspect and French doors, flanked by additional windows, opening onto the private rear garden. Double doors lead through to the kitchen/breakfast room, enhancing the sense of space and flow.

## Kitchen/Breakfast Room

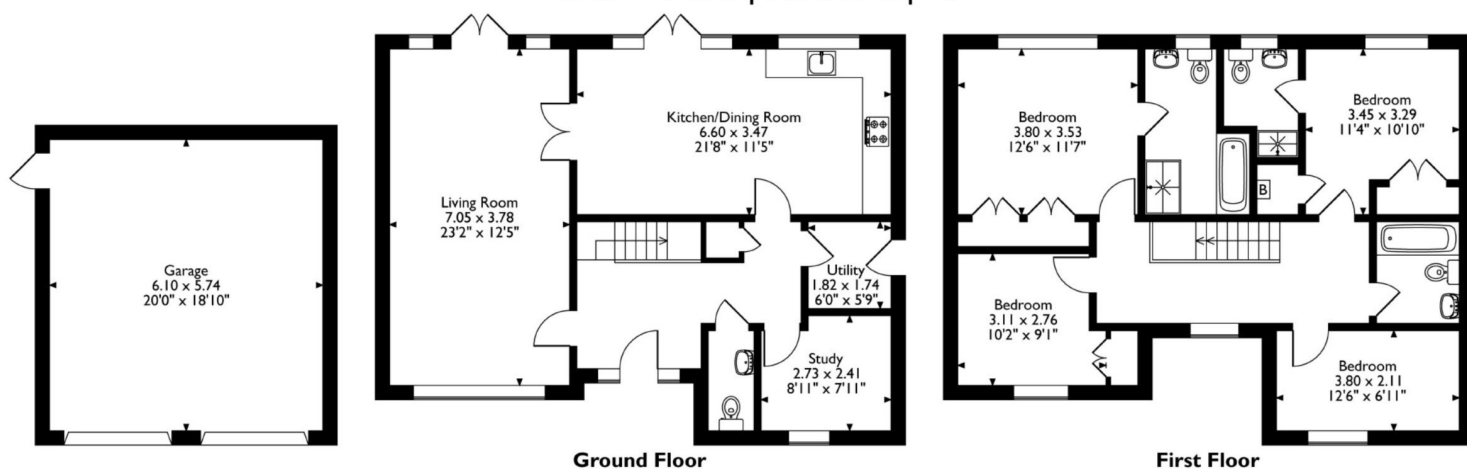
A superb and sociable space featuring a window and French doors, with matching side windows overlooking the rear garden. There is ample room for a dining table and chairs. The room benefits from tiled flooring and a comprehensive range of wall and base units with work surfaces over, a 1½ stainless steel sink and drainer, four-ring gas hob, double eye-level oven, integrated fridge freezer, and built-in dishwasher.

## Utility Room

With continuation of the tiled flooring, the utility room offers plumbing for an automatic washing machine, base units with work surfaces over, and a stainless steel sink and drainer. A wall-mounted cupboard houses the combination boiler.

## 11, Ternata Drive, Monmouth, Monmouthshire

Approximate Gross Internal Area  
 Main House = 151 Sq M/1626 Sq Ft  
 Garage = 35 Sq M/377 Sq Ft  
 Total = 186 Sq M/2003 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.

## Study

A lovely light and bright room with a window to the front aspect, ideal for those working from home.

## Cloakroom

Fitted with tiled flooring and half-tiled walls, comprising a pedestal wash hand basin and low-flush W.C.

## First Floor

A spacious landing with a window to the front aspect provides access to all bedrooms and the family bathroom.

The principal bedroom is an excellent double room with a window to the rear aspect and built-in wardrobes. The en-suite is particularly generous, featuring a four-piece suite including a panelled bath, separate fully tiled shower cubicle, vanity sink unit with storage beneath, and W.C.

Bedroom two is a well-proportioned double with a window to the rear aspect, a range of fitted wardrobes, and access to its own en-suite shower room. The en-suite includes fully tiled walls and flooring, a walk-in shower, pedestal wash hand basin, and W.C.

Bedroom three is another comfortable double room with a window to the front aspect and fitted wardrobes.

Bedroom four is a generous single room with a window to the front aspect.

The family bathroom is fully tiled and fitted with a panelled bath, wash hand basin with storage drawers beneath, W.C., and fitted mirrors.

# STEP OUTSIDE



To the front of the property, there is a well-maintained lawn complemented by established planted borders. A double-width driveway provides ample off-street parking and access to the double garage.

The rear garden is beautifully landscaped, offering a high degree of privacy. It features a patio area ideal for outdoor entertaining, along with a generous lawn that extends to the side of the property. To the rear of the garden, there is an attractive circular patio feature, surrounded by mature plants and shrubs. An additional area behind the garage is laid with decorative stone chippings, providing further practical outdoor space.

The double garage, formerly used as a showroom, has been finished to a high standard with plastered walls and ceiling spotlights, making it a versatile space suitable for a variety of uses.

## INFORMATION

Postcode: NP25 5UZ  
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 for a short distance along turning left into a small exclusive cul-de-sac off.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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



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