



111 Ternata Drive
Monmouth, NP25 5UZ

 DAVID JAMES

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- Particularly Large Garden
- South Facing to Rear
- Quiet Position on Kingswood Gate
- Semi-Detached
- Driveway Parking to the Side
- Modern Fixtures and Fittings Throughout
- Spacious and Light Reception Room
- Ground Floor WC
- Surrounding Views
- Built 8 Years Ago
- Ideal Investment Opportunity

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DESCRIPTION

Positioned in a quiet and uninterrupted row of similar homes benefitting from an exceptionally large plot and garden with a south facing orientation. There is driveway parking for two cars. The house offers modern fixtures and fittings, two double bedrooms and plentiful storage space. The house is particularly light and would be an ideal purchase for first time buyers or investors.

SITUATION

Set back off Ternata Drive in a small row of similar homes. The development is situated on the edge of Monmouth at the end of Wonastow Road, with plentiful walks on your doorstep and lots of surrounding wildlife. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth comprehensive both within walking distance. The town is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

The **Entrance Hallway** is spacious with hanging space and a half-turned staircase leading to the first floor and landing. There is a **Ground Floor WC** with a window to the side, WC and wash hand basin. Throughout the ground floor is a continuation of quality wood effect laminate flooring. The **Reception Room** offers a seating area with a pleasant outlook on to the rear garden and modern panelling to one wall. The space is light filled with a dining area and double patio doors which lead to the garden. There is a dining area and a deep understairs storage cupboard. The **Kitchen** is to the front of the house, fitted with modern high gloss floor and wall storage units and a large window to the front with a sink and drainer beneath. Integrated appliances include an electric oven with an induction hob and an extractor fan above; there is an incorporated fridge freezer, washing machine and space beneath the units for a dishwasher.

The **First-Floor Landing Area** provides access to the loft access hatch. **Bedroom One** is a large double bedroom to the rear overlooking the views with decorative modern panelling to one wall. **Bedroom Two** is almost as large, a

double bedroom with two windows to the front with two deep fitted wardrobes and views looking up towards Kingswood. The **Bathroom** is modern with tiled splashbacks. There is a bath with a shower over, wc and wash hand basin.

OUTSIDE

Standing on an impressive and sizeable plot with an exceptionally large rear garden with a south facing orientation. The **Garden** offers a level paved patio area off the sitting room with gateway access to the driveway parking. The garden is mostly lawned and fenced to the perimeters.

To the side of the house is ample space for at least two parking spaces.

GENERAL / LOCAL AUTHORITY

All Mains Services
Monmouthshire County Council
EPC – B

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916.

GUIDE PRICE

£249,950

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







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Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale

