



19 TERNATA DRIVE

Monmouth, NP25 5UZ

 **DAVID JAMES**

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- Detached Modern Property
- Four Double Bedrooms
- Large Kitchen / Diner to the Rear
- South Facing Rear Garden and Corner Plot
- Garage and Driveway Parking
- Well Presented and Maintained
- Ensuite Shower Room To Master Bedroom
- Utility Room / Ground Floor Lavatory
- Study to Ground Floor
- Plentiful Storage Space Throughout
- No Onward Chain

Guide Price

£410,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

A large four bedroom detached modern family home located on the popular Kingswood Gate Estate at the edge of Monmouth with a south facing rear garden, sizeable garage and parking for two cars. The house was built just 7 years ago and has a fantastic kitchen/diner to the rear overlooking a private walled rear garden with surrounding countryside views beyond. In addition to a spacious sitting room, there is a study to the ground floor and a utility room / ground floor lavatory. With four double bedrooms and an ensuite to the master bedroom this property is offered with no onward chain

SITUATION

The Kingswood 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, with close access to Kingwood and Offa's Dyke path. 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 nearest railway stations are Abergavenny just 16 miles west and Chepstow 17 miles south, both providing fantastic rail links to London, Bristol, Cardiff and the Midlands.

ACCOMMODATION

Entering the property into a spacious **Entrance Hallway** with an understairs storage cupboard with automatic lighting the floor is tastefully tiled throughout. To the front of the house is a large **Sitting Room** with a bay window to the front, on the opposite side of the Hallway is a generous second reception room ideal as a **Study / Playroom**. The **Ground Floor Lavatory** doubles up as a **Utility Room** with modern fitted floor and wall storage units and space and plumbing for a washing machine. There is a lavatory and wash hand basin to the counter tops.

The family **Kitchen / Dining Room** spans the full width of the back of the house, a generous space ideally suited to modern family living. To one end is space for a large dining table with double patio doors which lead out to the rear garden. The **Kitchen** is tastefully appointed with modern fitted

floor and wall storage units. There is a sink with drainer and a large window facing the garden with a view of Kingswood and surrounding farmland in the distance. Integrated appliances include an upright fridge freezer, a dishwasher, double oven with grill a four-ring gas hob with an extractor fan over.

On the **First Floor Landing** there is an airing cupboard and access hatch to the loft space. **Bedroom One** is a large double bedroom with two double wardrobes and an **Ensuite Shower Room** with modern double shower unit, wash hand basin, low flush w.c., contemporary tiled splashbacks, a window to the front and ceiling downlighters. **Bedroom Two** is another large double bedroom with double fitted wardrobes. **Bedroom Three** is rear facing with views over the surrounding countryside and Kingswood and **Bedroom Four** again has views and a double fitted wardrobe. The **Family Bathroom** has a bath with shower over, wash hand basin, low flush w.c. and tiled splashbacks.

OUTSIDE

The rear garden benefits from a south facing orientation with far reaching views of the countryside and Kingswood. The perimeter is walled providing privacy. The driveway is to the rear of the house providing ample parking for two cars with a further parking space to the side of the house. In the garden there is a pleasant wooden decking area with lighting. The rest of the garden is laid to lawn with some established shrubs to the borders.

GENERAL

EPC Band B

LOCAL AUTHORITY

Monmouthshire County Council

SERVICES

All mains services connected

VIEWING

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

Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

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.







Ternata Drive, NP25

Approximate Area = 1382 sq ft / 128.4 sq m

Garage = 212 sq ft / 19.7 sq m

Total = 1594 sq ft / 148.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Ref: 1510527