



offers over **£425,000**  
freehold

**Harford Gardens,  
Sirhowy NP22 4QX**

- EPC Rating: C
- Detached executive home
- Sought-after location
- Desirable high-end finish
- No chain





## About The Property

This distinguished detached house, located in a highly sought-after area, offers four bedrooms, including a luxurious master suite with an en-suite, an open-plan kitchen filled with natural light, two reception rooms, and is finished to an exceptional standard.

## Accommodation

### Entrance Porch

4' 9" x 3' 5" ( 1.45m x 1.04m )

### Downstairs Cloakroom

5' 10" x 2' 11" ( 1.78m x 0.89m )

### Lounge

16' x 13' 10" ( 4.88m x 4.22m )

### Dining Room

14' 10" x 11' 1" ( 4.52m x 3.38m )

### Third Reception Room

17' x 8' 11" ( 5.18m x 2.72m )

### Kitchen

14' 4" x 11' 2" ( 4.37m x 3.40m )

### Utility Room

8' 2" x 6' 3" ( 2.49m x 1.91m )

### First Floor Landing

19' 6" x 6' 10" ( 5.94m x 2.08m )

### Home Office

8' x 7' ( 2.44m x 2.13m )

### Bedroom One

9' 7" x 8' ( 2.92m x 2.44m )

### Bedroom Two



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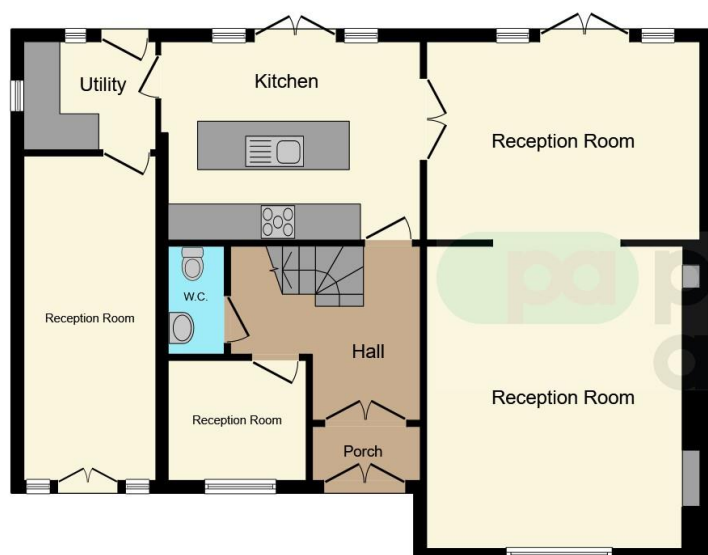
8' x 7' 9" to wardrobes ( 2.44m x 2.36m to wardrobes )

## Bedroom Three

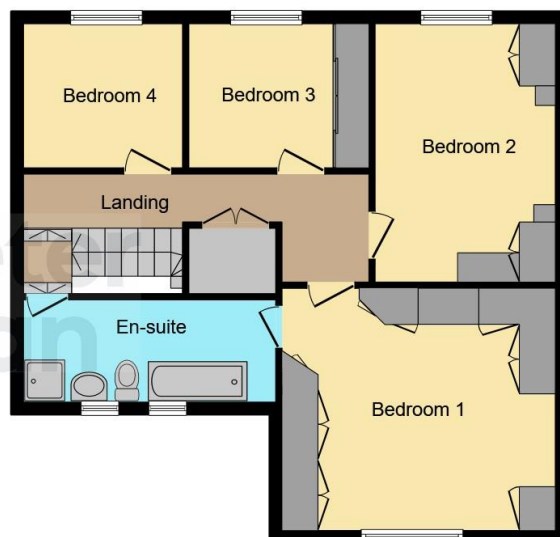
14' 2" x 9' 9" ( 4.32m x 2.97m )

## Bedroom Four

14' 11" x 13' 6" ( 4.55m x 4.11m )



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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