

# For Sale

Asking Price: €565,000



1 Glenkeen Court  
Redcross  
County Wicklow  
A67FY86

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It would be hard to find a more perfect family home! This wonderful, detached property comes to the market in exceptional condition and offers all the space - both inside and out - that you might be searching for. Ideally located within a small, exclusive development in the picturesque village of Redcross, close to Brittas Bay and the pretty village of Avoca, 1 Glenkeen Court is an exceptional home of style and quality.

Laid out over two floors, each and every room within this large house is bright and beautifully decorated. With five double bedrooms and three large reception spaces, this lovely home offers all the space you might require. The sheltered front garden is thoughtfully landscaped, with an abundance of colour, and has a quiet seating area sheltered from view. There is also ample off-street parking here while the house is nicely tucked away in a small cul de sac within the development. To the rear, the super sunroom opens to a very private rear garden with a large patio - perfect for outdoor dining - and a well-tended lawned area with ample space for goalposts or a trampoline.

Redcross is a very popular village just south of Wicklow Town and close to the N11 motorway - allowing for an easy commute. With a real sense of community, this offers all the feelings of country living without the compromises of being remote. The small village school is very well regarded while the local secondary schools are just a short drive away with a school bus system in place.



## Accommodation:

**Entrance Porch** 2.55m x 1.80m (8'4" x 5'11"): Lovely entrance porch with tiled flooring and a lovely introduction to this beautiful home.

**Hallway** 6.59m x 3.66m (21'7" x 12'): Double doors from the porch lead to this large, bright hallway with porcelain tiled flooring and a lovely, restful colour palette. Understairs storage. The painted timber staircase leads from here to the upper level.

**Living Room** 7.20m x 3.68m (23'7" x 12'11"): incredibly bright and spacious, this lovely room is the ideal space to relax and unwind. The open fire creates a focal point and is perfect for winter evenings, while the tasteful decor and solid timber flooring add to the elegant feel of this large room. There is also bespoke cabinetry to the alcove for TV and storage and extensive shelving and office space built into the end wall... perfect for a home office.

**Family Room** 5.10m x 3.70m (16'9" x 12'2"): Adjacent to the kitchen area, this second reception space is perfect for cosy family gatherings. The solid fuel stove creates a cosy ambiance, while the built-in shelving allows for excellent storage.

**Kitchen Dining Room** 5.58m x 5.10m (18'4" x 16'9"): This is the perfect family kitchen with incredible storage at both floor and wall level, with cherry wood doors and integrated appliances. The large island unit provides further storage, with a breakfast bar and seating to the side. The porcelain tiled flooring continues through to the dining space, with ample room for a large dining table - perfect for family meals or informal entertaining.

**Sunroom** 5.00m x 3.74m (16'5" x 12'3"): Flooded with light and offering gorgeous garden views, this large sunroom has Velux windows and double doors leading to the sheltered patio area and gardens beyond. Seamlessly flowing from the kitchen/family room this is a wonderful reception room and would be perfect for use as a playroom or teenager's den.

**Utility Room** 1.94m x 1.82m (6'4" x 6'): Well, fitted with extensive storage space, plumbed for washing machine, etc. and with door to the side of the property. Tiled floor.

**Guest WC.** 1.49m x 1.30m (4'11" x 4'3"): With tiled floor, wc and whb.

**Bedroom 1 (Main)** 5.72m x 4.95m (18'9" x 16'3"): Incredibly large and bright, this wonderful master bedroom has extensive fitted wardrobes, solid timber flooring and is beautifully decorated throughout. With views over the green area to the front, and the countryside beyond, this is a restful calming room of extraordinary proportions.

**En Suite** 2.00m x 1.86m (6'7" x 6'1"): Nicely tiled and fitted with large shower, wc and whb.

**Bedroom 2** 5.08m x 2.69m (16'8" x 8'10"): Large double bedroom with garden views and solid timber flooring.

**Bedroom 3** 4.02m x 3.08m (13'2" x 10'1"): Another spacious double bedroom at the upper level with garden views and timber flooring.

**Bedroom 4** 3.70m x 3.15m (12'2" x 10'4"): Pretty single bedroom with laminate wood flooring. Located on the ground floor this room would also be perfect for use as a home office if required.

**Bedroom 5** 4.40m x 3.70m (14'5" x 12'2"): The perfect guest room, this very large double overlooks the sheltered front gardens and the green area beyond. With extensive fitted wardrobes and fully carpeted this is bright and spacious and, as it is located on the ground floor offers the option of a downstairs bedroom if needed.

**Ensuite** Well-appointed ensuite shower room, with wc, whb and large shower.

**Family Bathroom** 3.25m x 2.00m (10'8" x 6'7"): Very spacious family bathroom with velux window, walk in shower, wc and large sink / vanity unit.





### Special Features & Services:

- Very spacious - over 2500 sq.ft.
- Gas central heating
- Five large bedrooms
- 3 reception rooms
- South facing rear garden.
- Immaculate throughout.
- B3 Rating

**BER:** BER B3, BER No. 116739194





**NEGOTIATOR**



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