

# For Sale

Asking Price: €450,000



168 Glebemount  
Glebemount  
Wicklow Town  
County Wicklow  
A67 C973

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An instantly appealing 4 bedroom detached bungalow, located in one of Wicklow's most desirable residential locations, No. 168 Glebemount is conveniently located and ideal for the ever-growing family.

There is a lovely flow to the property and an expansive hallway gives way to both reception rooms and bedrooms. A beautiful light filled living room features to the front, and to the rear a family friendly kitchen/dining room with access to the private rear garden. The well-presented bedrooms are nicely proportioned, and the master bedroom enjoys an ideal aspect overlooking the rear garden.

Off street parking, with low maintenance front and rear gardens are sure to appeal with the added benefit of 2 garden sheds. Ideally positioned in a cul de sac with plenty of parking and open greenspace, this fine bungalow is a must see!

The location of 168 Glebemount simply could not be better. Ideally situated in one of the most sought-after locations within walking distance of shops, pubs, and restaurants. There is a wide selection of recreational amenities such as rugby, GAA, and tennis clubs. An excellent number of primary and secondary schools are within easy reach. The area is very well served by public transport links including the local train station and numerous bus routes, a short drive from the M11, providing easy access to Dublin city and beyond.



## Accommodation:

**Entrance Hall** This entrance hallway runs the full length of the property giving access to all rooms. Featuring a mix of wood and carpet flooring with access to attic storage.

**Living Room** 6.04m x 3.46m (19'10" x 11'4"): Spacious, bright living room located to the front of the property and boasting a south-facing aspect. There is a lovely open fireplace to the center of the room featuring granite surround wall lights and a ceiling cornice also feature. Double doors lead to the kitchen/dining area.

**Kitchen Dining Room** 6.09m x 3.46m (20' x 11'4"): This well-equipped kitchen is perfect for families with a wide range of solid wood wall, floor, and display units. Located to the rear of the property with a breakfast bar and conservatory - there is ample space for entertaining. There is plenty of countertop space for food prep and a sink unit with tiled splashback also features. Spotlights have been fitted to the ceiling and the warm wood floor completes this room.

**Sunroom** 3.54m x 2.52m (11'7" x 8'3"): Located off the kitchen with tiled flooring and ideal for use as a laundry or utility room.

**Bedroom 1** 4.26m x 2.90m (14' x 9'6"): Spacious double located to the rear of the property with carpet flooring, fitted wardrobes and spotlights.

**Bedroom 2** 3.65m x 2.44m (12' x 8'): Currently in use as a study with a range of built-in shelving, wood flooring, and hot press-off.

**Bedroom 3** 3.65m x 2.44m (12' x 8'): Featuring wood flooring, spotlights and built-in dresser.

**Bedroom 4** 3.65m x 2.79m (12' x 9'2"): Located to the front of the property with carpet flooring and spotlights.

**Bathroom** 2.45m x 1.65m (8' x 5'5"): Recently refurbished and fully tiled to walls and floor. There is a bath with a triton T90 electric shower fitted above and a wc and whb with concealed storage below. A heated towel rail, towel storage, and extractor fan also feature.





### Special Features & Services:

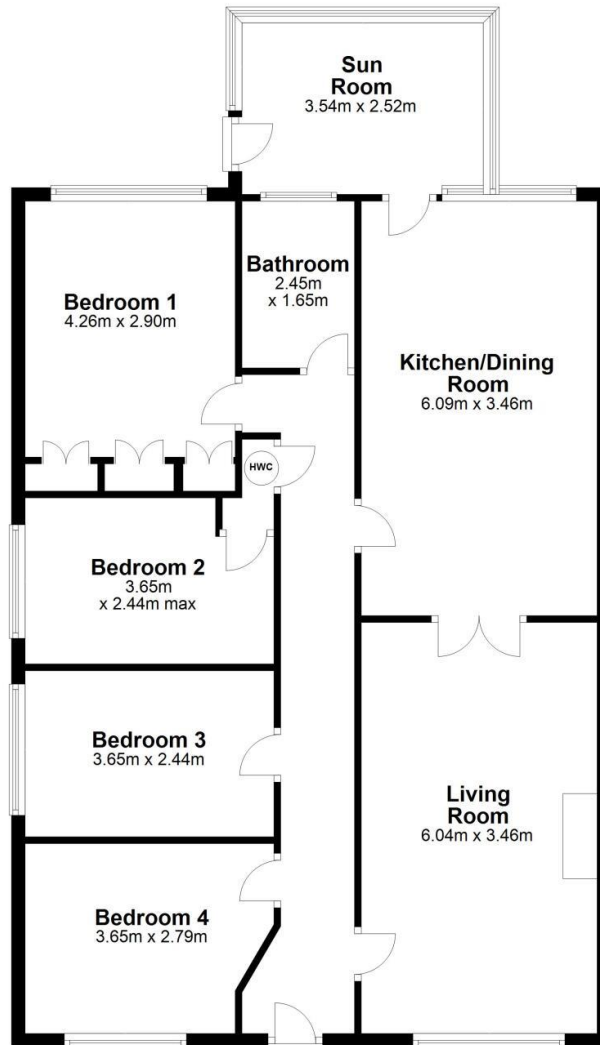
#### Special Features:

- 4-bedroom detached bungalow.
- Ideal cul de sac location
- Hardwood double glazing
- 2 garden sheds
- Oil-fired central heating.
- Open-plan living accommodation
- Ample parking
- Within walking distance of Wicklow Town

**BER:** BER D1, BER No. 116919044



### Floor Plan



Total area: approx. 111.1 sq. metres

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#### NEGOTIATOR



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