

For Sale

Asking Price: €350,000



5 Glenkeen Court
Redcross
County Wicklow
A67 FK68

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BER C1

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Simply stunning inside and out. This lovely 3 bed (main en-suite) semi-detached home comes to the market in excellent condition throughout with an array of features including attractive fitted kitchen, french doors between living room and kitchen, south east facing rear garden, laminate wooden floors, stylish décor, radiator covers, oil fired central heating, off street parking and much more.

No. 5 is an end house oozing style and elegance and is well located in a very popular residential area. The property boasts 3 fine sized bedrooms, kitchen/dining area, bright, utility room, airy living room, sun room, 3 bathrooms, private mature gardens which are not over-looked and sells inclusive of oven, hob, extractor fan, dishwasher, fridge freezer, carpets, curtains and light fittings. This is not a house to be missed.

There is an abundance of sporting facilities and amenities on the doorstep including wonderful walks in the Wicklow Hills, swimming in Brittas Bay and golf at The European Club or Blainroe. For the discerning parent there are excellent schools in the area including national schools in Redcross and Barndarrig plus secondary schools in Wicklow, Arklow, or Rathdrum.

This property will suit investors, owner-occupiers, first time buyers alike as it is well located in a very popular residential area.



Accommodation:

Entrance Hall 2.99m x 1.91m (9'10" x 6'3"): Laminate wood floor, decorative wall panelling, ceiling coving, radiator cover, stairs off.

Living Room 5.29m x 2.33m (17'4" x 7'8"): Feature fireplace with marble surround and a multi fuel stove fitted. Laminate wood floor, ceiling coving and ceiling rose. Radiator cover. TV and broadband points. Double doors leading into the kitchen /dining area.

Utility Room 1.94m x 1.79m (6'4" x 5'10"): Shelved from floor to ceiling, vinyl floor, plumbed for washing machine and dryer.

Guest WC 1.94m x 1.39m (6'4" x 4'7"): Suite comprises of WC and WHB in vanity unit, wall shelving and mirror. Vinyl floor.

Kitchen Dining Room 5.11m x 3.31m (16'9" x 10'10"): Great array of fitted units at floor and eye level. Integrated ceramic hob, electric oven, extractor hood, fridge freezer and dishwasher. Tiling between floor and wall units. Feature Island Unit, vinyl to floor, ceiling spotlights and coving. TV point, double doors opening out to garden.

Sunroom 2.76m x 1.98m (9'1" x 6'6"):

Landing 2.95m x 1.94m (9'8" x 6'4"): Carpet stairs and landing. Velux window, door to shelved hot-press, ceiling coving.

Bedroom 1 3.97m x 3.72m (13' x 12'2"): Double room with shelving, TV point, radiator cover and looks out over front garden.

En Suite 1.91m x 1.78m (6'3" x 5'10"): Suite comprises of corner shower, WC and WHB in a vanity unit. Tiled floor and splashback, wall panelling, velux window, chrome shower door and electric Triton T90sr shower fitted.

Bedroom 2 3.31m x 2.99m (10'10" x 9'10"): Double room looking out over rear garden, shelving, ceiling coving, radiator cover, laminate wood floor.

Bedroom 3 3.32m x 2.07m (10'11" x 6'9"): Single room with laminate wood floor. (Built in slide wardrobe and shelving are not included).

Bathroom 2.06m x 1.82m (6'9" x 6'): Suite comprises of bath with shower mixer taps over. WC & WHB in vanity unit. Tiling on three walls around the bath. Vinyl to the floor, wall fittings and wall mirror.

Outside To the front there is cobble lock with ample parking, mature shrub's and plants, not overlooked. Side gate to rear garden. Outside electric power point to the front.





Garden:

The private, enclosed south east facing rear garden is low maintenance with Indian sandstone, chippings, and a sunny patio area with a good range of mature shrubs, a shed with electric power and an outside tap.

To the front there is cobble lock with ample parking, mature shrub's and plants, not overlooked. Side gate to rear garden. Outside electric power point to the front.

BER: BER C1, BER No. 101758613

Special Features & Services:

Special Features:

- Sought-after area within walking distance of local shop, pub, primary school and all the amenities of the picturesque village of Redcross.
- Only 8 minutes' drive from the M11 Motorway, 15 minutes from Wicklow Town, Arklow town and the sandy beaches of Brittas Bay and an hour's drive from Dublin.
- Private garden with an abundance of mature plants, shrubs and patio area where one can relax and listen to the sound of the birds.
- Lovely bright and spacious home in excellent condition throughout.
- Off-street parking.
- All the benefits of village life yet an easy commute to Dublin.

Services:

- Oil-fired central heating.
- Mains Water, Sewage and Electricity.
- Telephone line, High-speed broadband and Satellite Tv are all available in the area.

Included in the sale:

Carpets, curtains, blinds, oven, hob, extractor, fridge freezer, dishwasher and light fittings (excluding the kitchen lights)



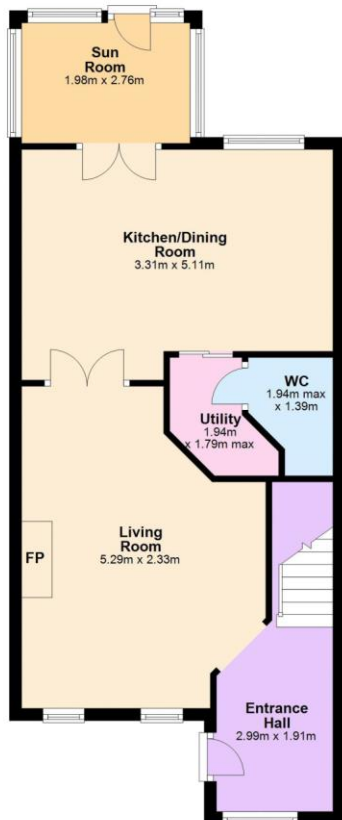
Directions:

Eircode is as follows: A67 FK68

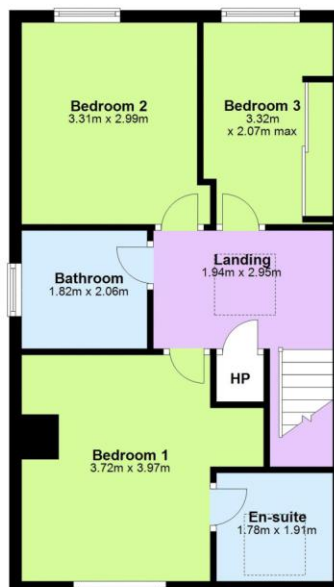
From Dublin - Travel South on the M11 and take Exit 18 onto the N11 and proceed to the old Lil Doyles pub and take a right turn here. Travel through Bardarrig and into Redcross village. Upon entering the village turn left signposted Avoca and Glenkeen is on your left.



Ground Floor



First Floor



Total area: approx. 102.6 sq. metres



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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