

For Sale by Private Treaty



11 Peyton Drive

**Stoney Lane, Rathcoole,
Co. Dublin**

BER B1

4 Bedroom Terraced House
c.143sq.m. / 1,540sq.ft.



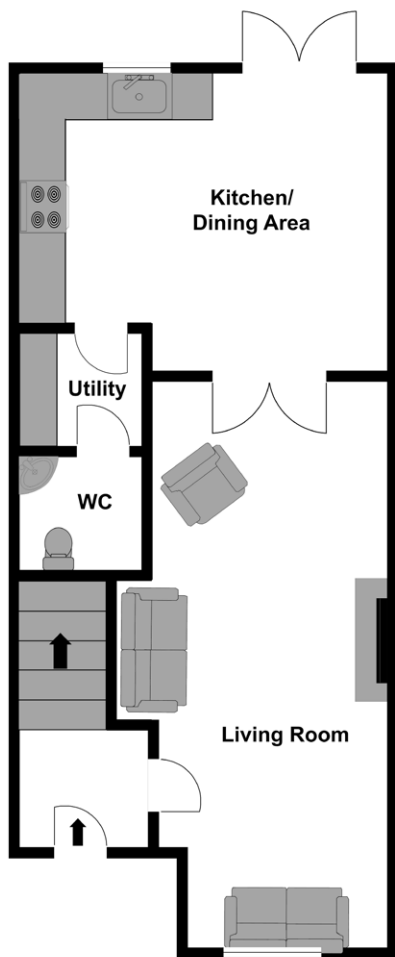
**FINNEGAN
Menton**



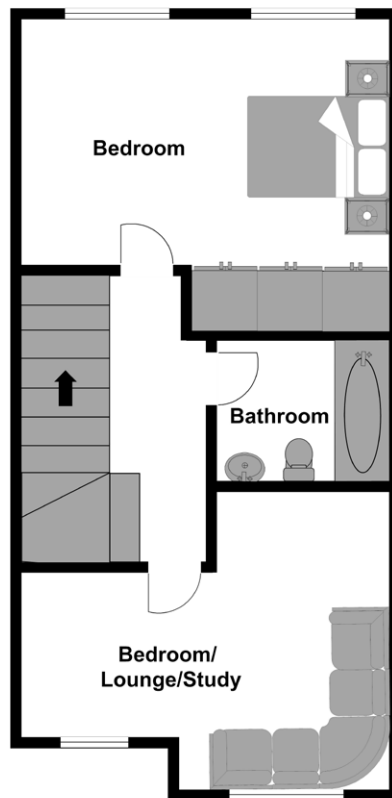
Description:

Finnegan Menton are proud to present this spectacular 4 bedroom townhouse in excellent condition. This luxury 3 storey family home extends to c.143sq.m. / c.1,540sq.ft. with a long rear garden and cobblelocked driveway.

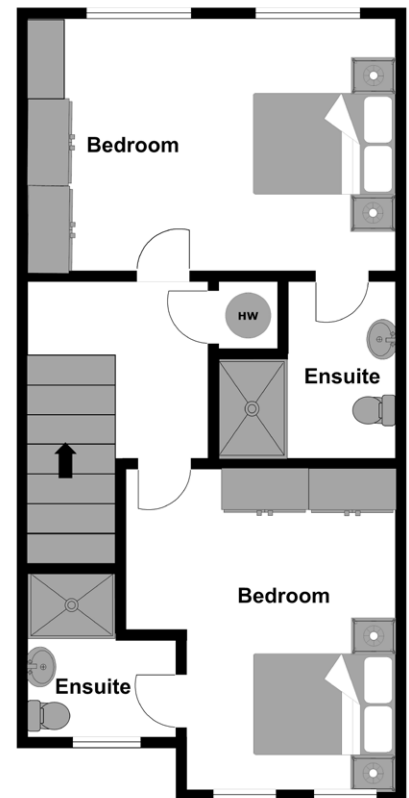
This house offers generous accommodation to include, living room, kitchen & dining area, utility, 4 double bedrooms and 4 luxury bathrooms. Excellent location just off Rathcoole Village main street with easy access to N7 and M50.



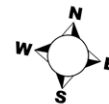
Ground Floor



First Floor



Second Floor



*Not to scale
for identification
purposes only*

Location:

Located off Main Street, Rathcoole, Peyton could not be situated in a more convenient location, with its easy access onto the Naas Road (N7), Citywest Hotel, Citywest Office Park and the M50 motorway and the soon to be open Luas stops at Citywest Hotel & Shopping Centre.

Commuting to and from Dublin City Centre for both business and pleasure could not be easier, with buses to Dublin utilizing a dedicated bus corridor, along with Luas Line at Citywest & Saggart, just minutes away. The recently upgraded Newlands Cross Flyover has improved commutes to the M50 and the City Centre.

Floor Area: c.143sq.m. / 1,540sq.ft.

Ground Floor

Entrance Hall

c.1.68m x 1.73m

Timber floor, alarm panel.

Living Room

c.7.48m x 3.41m

Beautiful stone fireplace with natural gas fire inset, recessed lighting, tv point, Hoover point, timber floor.

Kitchen / Dining Area

c.4.84m x 3.93m

Nolan fitted kitchen units with black marble counter top, two built in larder units, built in electrical appliances included in sale: 5 ring gas hob by AEG, dishwasher by Teka, double oven and microwave by AEG, fridge freezer by Zanussi, built in central vac system, marble floor tiles, intercom to front door, French doors to garden, recessed lighting.

Utility Room

c.1.26m x 1.62m

Marble tiled floor, tumble dryer by Zanussi, washing machine by Beko both included.

Guest WC

c.1.62m x 1.49m

White suite comprising wc & whb, marble tiled floor.

First Floor

Landing

Recessed lighting, vacuum point, carpeted.

Bedroom

c.4.84m x 3.94m

Currently used as a living room, tv point, intercom to front door, timber floors, recessed lighting, double bedroom.

Bathroom

c.2.29m x 1.87m

White suite comprising wc, whb, bath, shower head and glass bath screen, complete marble wall & floor tiles, extractor fan, recessed lighting, chrome towel radiator.

Bedroom

c.4.85m x 3.50m

Double bedroom, carpeted & door fitted wardrobe units, recessed lighting.

Second Floor

Landing

Intercom point, hot press, recessed lighting, vacuum point.

Bedroom

c.3.56m x 4.27m

Double bedroom, fitted wardrobes, carpeted, recessed lighting.

Ensuite

c.2.16m x 1.97m

White suite comprising wc, whb, shower, marble wall and floor tiled.



Bedroom

c.3.33m x 4.85m

Double bedroom, fitted wardrobes, recessed lighting, carpeted, attic hatch.

Ensuite

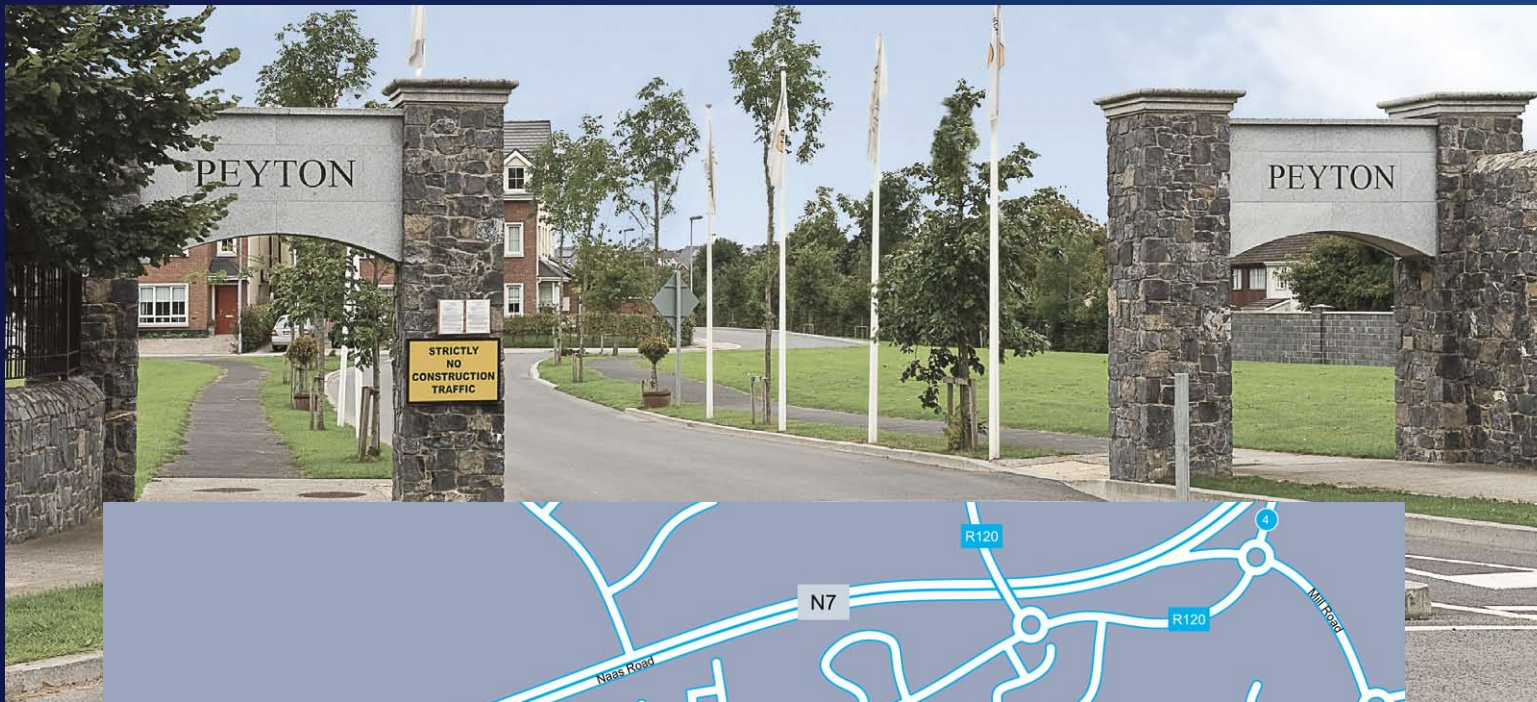
c.2.33m x 2.34m

White suite comprising wc, whb, double shower unit with glass door, marble wall & floor tiles, chrome towel radiator, extractor fan, recessed lighting.

Bathroom

c.2.30m x 1.90m

Fully fitted bathroom suite with wc, whb and bath with shower. Tiling to floor and walls. Heated chrome towel rail.



Features:

- Nine foot ceiling height.
- Central vacuum system built in.
- Cobble locked driveway for 2 cars.
- Double glazed windows by Munster Joinery.
- Luxury kitchen with granite counter by Nolan Kitchens with extra larder units.
- Smoke alarm and security alarm fitted.
- Beside the Dublin Mountains.
- Near N7 & M50, close to Saggart Luas Stop and buses to Rathcoole with Dualway coaches & Dublin Bus.
- Excellent Decorative condition.
- Recessed lighting throughout.
- Solar panels and energy efficient gas boiler.
- Located in the popular Peyton Estate.
- 3 zone heating system for temperature control.
- All curtains, carpets, roman blinds, velux blinds, timber blinds and light fittings included.
- All electrical kitchen and utility appliances included.
- Timber Barna garden shed included.

BER:

B.E.R.: B1 75.68kWh/m2/yr
B.E.R. Number: 101731966

Price:

On Application.

Heating:

Gas fired central heating.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



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