

For Sale By Private Treaty



## 44 Peyton Close

Stoney Lane,  
Rathcoole, Co. Dublin

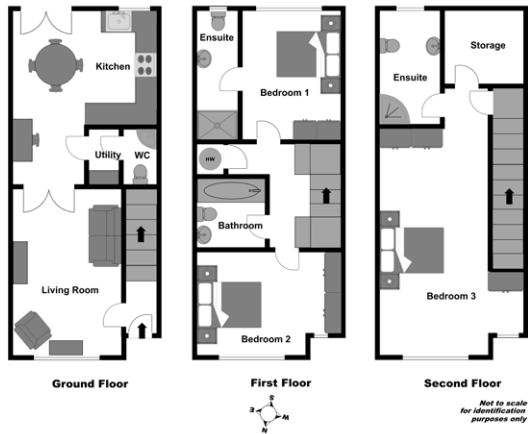


3 Bedroom Semi Detached House  
c.130sq.m. / 1,400sq.ft.



**FINNEGAN**  
Menton





## 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 Luas stops at Citywest Hotel & Shopping Centre and Saggart.

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.



## Description:

Finnegan Menton presents 44 Peyton Close a wonderful bright 3 bedroom semi detached red brick home extending to c.130sq.m. / c.1,400sq.ft. in excellent walk in condition with a landscaped south facing rear garden. Viewing highly recommended on this beautiful home.

Peyton is a very popular estate of red brick houses just off Stoney Lane in Rathcoole Village, being about 5 minutes walk to the Village and Main Street and a mere 5 minute drive to N7 exit at Avoca and Poitin Still and convenient to Citywest Business Campus.

This family home has had extensive upgrades to include landscaped gardens, high quality decorating, extra wardrobes added, upgraded kitchen to include a larder, folding attic ladder, Munster joinery front door recently installed to name a few special features.

44 Peyton Close was built in 2010 by Blackchurch Homes Ltd and designed by McGrane & Partners and OBK Architects. A great deal of thought has been put into every aspect of the design and layout of the house, allowing for generous living accommodation and incorporating numerous attractive design features both internally and externally. Quality landscaping with good public open spaces and private gardens result in a tranquil living environment.

Floor Area: c.130sq.m. / 1,400sq.ft.

#### Ground Floor

### Entrance Hall

Timber floor, HKC alarm panel, recessed lighting, 9 foot ceiling, Munster Joinery new front door.

### Living Room

c.5.00m x 3.21m

Timber floor, limestone fireplace with gas fire inset and marble hearth. 9 foot ceiling, thermostat control, multiple tv points, under stairs storage, recessed lighting.

### Kitchen

c.4.23m x 5.12m

Luxury high gloss fitted Nolan Kitchen with granite worktops and all integrated kitchen appliances included, tiled floor, patio door, 9 foot ceiling, internet and tv points, recessed lighting, electrical appliances included are the Electrolux oven, AEG 5 ring gas hob, Kontinental brushed chrome extractor hood, Teka integrated dishwasher, AEG integrated fridge freezer. Excellent pull out larder press, Vokera energy efficient boiler, Climate thermostat that can be controlled on an iphone (Climote).

### Guest WC

c.1.62m x 1.02m

Tiled floor, wc & whb, mirror included, extractor fan, recessed lighting.

### Utility Room

c.1.59m x 0.89m

Plumbed for utilities, washing machine and tumble dryer not included in the sale, tiled floor, overhead storage shelving included.



#### First Floor

### Bedroom 1

c.2.93m x 3.80m

Double bedroom, fitted wardrobes, pure wool carpet, recessed lighting, thermostat control.

### Ensuite

c.1.19m x 3.63m

Luxury bright ensuite bathroom with white bathroom suite comprising wc, whb, 1.2 metre, large double shower unit with NUA glass door, wall and floor tiling, shaving light.

### Bedroom 2

c.3.06m x 4.23m

Double bedroom, fitted wardrobes, pure wool carpet, recessed lighting.

### Bathroom

c.1.70m x 2.04m

Luxury bathroom comprising Luxury Twyford bathroom suite including wc, whb, bath, chrome bathroom fittings, shaving mirror, chrome towel rail, wall and floor tiled.

### Hotpress

Kingspan solar panel control, three linen shelves, insulated tank, zoned heating controls.

#### Second Floor

### Bedroom 3

c.4.22m x 5.87m

Very large double bedroom, fitted wardrobes, pure wool carpet, tv & internet points, recessed lighting, thermostat control.

### Ensuite

c.1.97m x 3.30m

Luxury bright ensuite bathroom with white suite comprising wc, whb, 1.2 metre, large double shower unit with NUA glass door, wall and floor tiling, shaving light.

### Storage Room

off the main bedroom, excellent storage room or walk in wardrobe, sloped roof, carpeted.





## Features:

- New storm proof Munster Joinery A Rated front door.
- 3 bedrooms and 3 bathrooms - Walk in condition.
- Built in 2010 by Blackchurch Homes.
- Gardens landscaped by Redlough Landscaping in 2012 to include 2 large granite patio areas that capture the sun all day, lighting, log cabin, lawn garden area, external power points, external tap, 2 car driveway.
- Local schools include Holy Family National School, Scoil Chronain, Holy Family Community School & excellent Crèches and Montessori's in the area.
- Close to Rathcoole Boys Soccer Club, Rathcoole Park & play ground.
- Centralised vacuum system included.
- 9 foot ceilings on ground floor.
- Solar panels fitted to heat domestic water.
- Heated towel rails in bathrooms.
- High efficiency gas boiler.
- Wired for surround sound (speakers not included).
- 3 zoned heating areas for each floor level.
- Blinds and curtains included.

## Heating:

Gas fired central heating.

## BER:

B.E.R.: B1 TBckWh/m2/yr  
B.E.R. Number: TBC

## Price:

On Application.

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900 or [gburrell@finnegamenton.ie](mailto:gburrell@finnegamenton.ie)



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | [WWW.FINNEGANMENTON.IE](http://WWW.FINNEGANMENTON.IE) | Licence Number 001954