

PEYTON

RATHCOOLE, CO. DUBLIN

LARGE 5 BEDROOM SEMI DETACHED HOMES
BUILT TO "A" RATED ENERGY STANDARD



A new development of traditional masonry built homes to an exceptional specification.

Peyton offers large five bedroom A-rated family homes situated in Rathcoole, with Dublin City on your doorstep.

This high quality development at Rathcoole, Co. Dublin features a limited number of 5 bedroom semi-detached homes extending from c.197sq.m. (2,120sq.ft.) to 228sq.m. (2,454sq.ft.).

These superbly spacious homes are built to the highest standards by Stanley Residential.

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LOW ENERGY DESIGN

- 'A' rated energy efficient houses
- Low maintenance attractive brick front elevation
- Low energy and low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness
- Triple glazed high performance, low U-value windows and external doors
- Air Source Heat Pump located externally with aluminium radiators. The system provides energy efficient central heating and a hot water supply

KITCHEN & UTILITY

- Elegant high-quality fitted kitchens (as per showhouse)
- Quartz kitchen worktops
- Soft-close drawers & doors
- Chrome mixer set
- Extractor hood as standard
- White goods included provided signed contracts returned within 21 days

BUILDING GUARANTEE

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme
- Freehold

WARDROBES

- Cleverly designed high quality fitted wardrobes to bedrooms (as per showhouse)
- Soft-close drawers & doors

BATHROOMS & ENSUITE

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings
- Bathrooms & ensuites tiled as per showhouse
- Pumped thermostatically controlled showers
- Chrome heated towel rail

FINISHING DETAIL

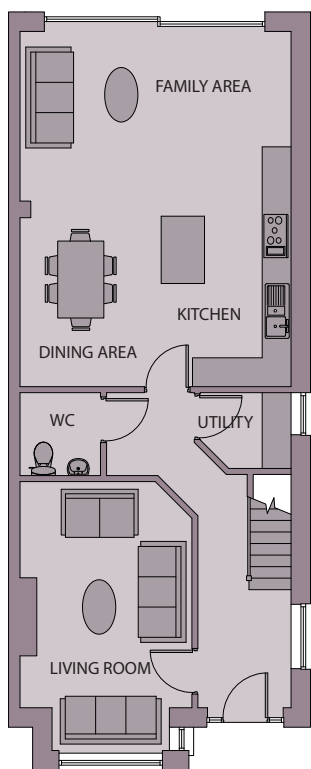
- Generous tiling allowance throughout
- Internal walls plastered and painted throughout and finished in emulsion paint
- Stylish internal doors & ironmongery
- Silver granite cills and window surrounds
- Smoke and heat detectors fitted as standard
- Built in vacuum system
- CAT 5 cable wiring for data and telephone points for high speed broadband connection
- Standard pendant light fittings and attractive power points. Showhouse light fittings not included as standard
- Side entrance gate fitted
- Virgin Media available on site
- Chrome fittings (where applicable)

GARDENS

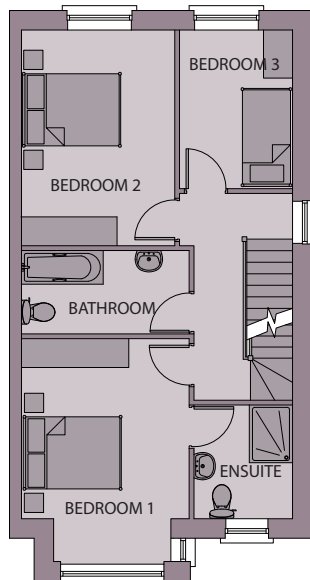
- Rear gardens are top soiled and seeded with grass
- All boundaries treated as per showhouse
- Front driveways

HOUSE TYPE A

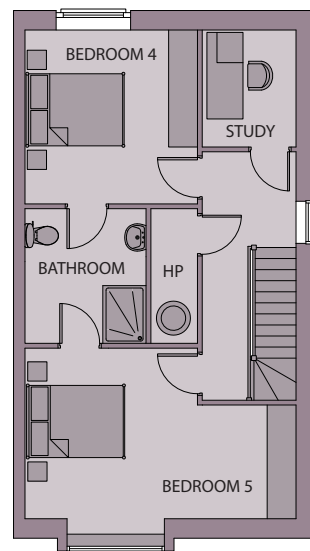
*5 Bedroom Semi Detached
c.2,120 sq.ft. / 197 sq.m.*



GROUND FLOOR



FIRST FLOOR

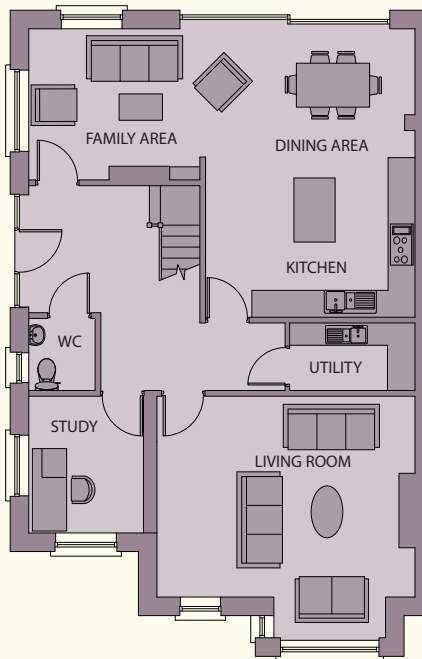


SECOND FLOOR

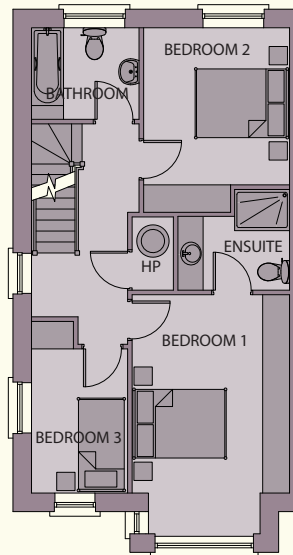


HOUSE TYPE B

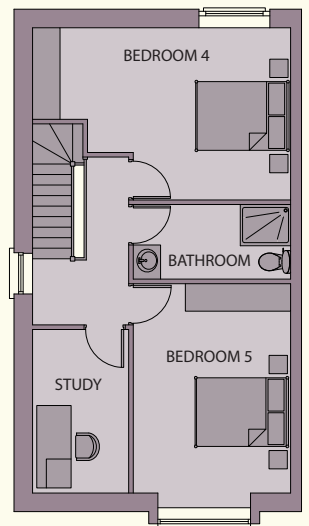
*5 Bedroom Semi Detached
c.2,454 sq.ft. / 228 sq.m.*



GROUND FLOOR



FIRST FLOOR

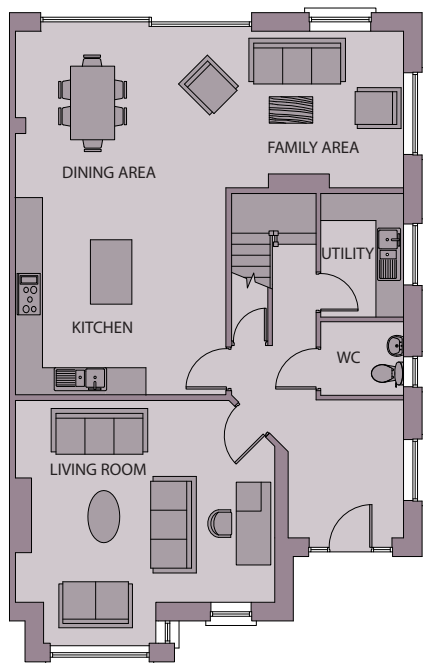


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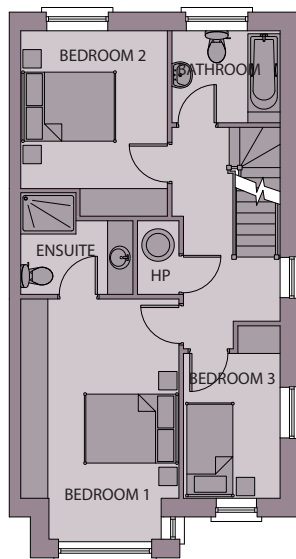


HOUSE TYPE C

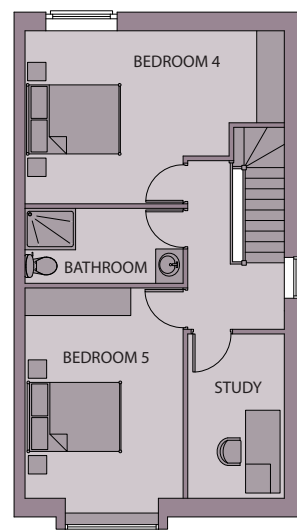
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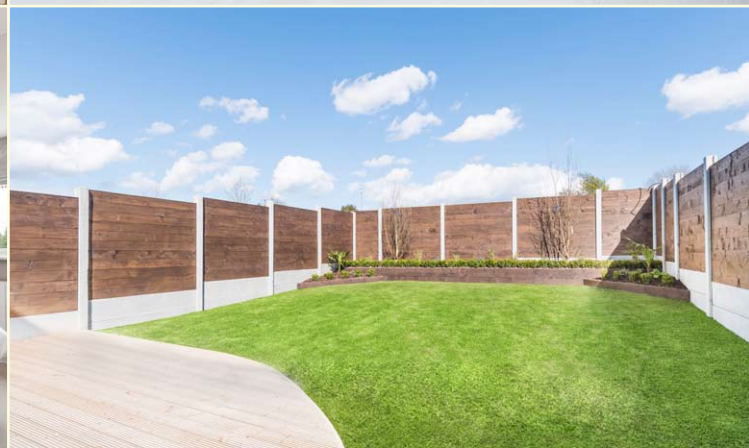
GROUND FLOOR



FIRST FLOOR

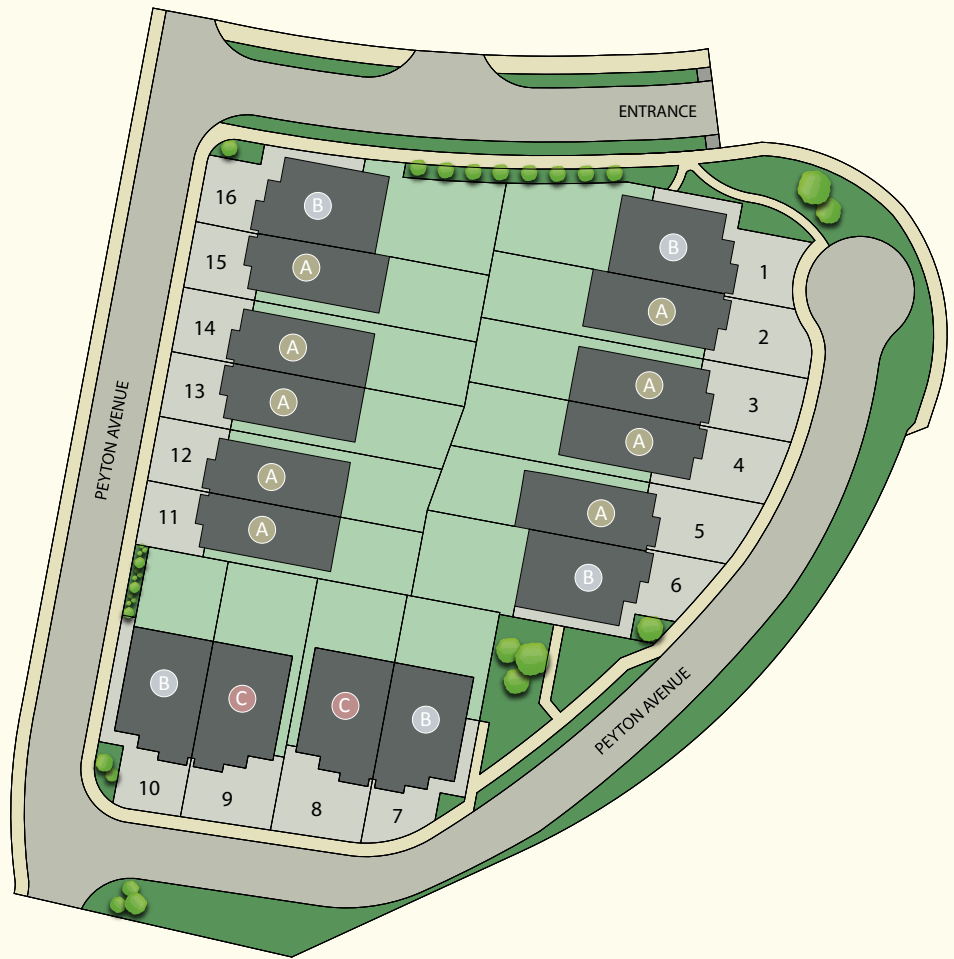


SECOND FLOOR



SITE PLAN

- A** *5 Bed Semi Detached*
c.2,120sq.ft. / 197sq.m.
- B** *5 Bed Semi Detached*
c.2,454sq.ft. / 228sq.m.
- C** *5 Bed Semi Detached*
c.2,454sq.ft. / 228sq.m.



Not to Scale. For illustrative purposes only.

High quality homes with Dublin City on your doorstep. Great Value. Great Location.

Rathcoole Village is home to an excellent range of pubs and restaurants and it benefits from being ideally located close to many Golf and Sports Clubs. There are numerous shopping centres within a short drive to include City West, Liffey Valley, The Square, Dundrum Shopping Centre and Kildare Village.

Peyton could not be situated in a more convenient location to make the most of the excellent amenities in the area.

It boasts immediate access to the Naas Road (N7) and the M50 motorway allowing for simple and easy commuting to and from Dublin City as well as close proximity to the Luas Red Line at Saggart.

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Directions:

Peyton is located just off the Main Street in Rathcoole. From Dublin take the N7 (Naas / Limerick Road). Take exit 4 signed Rathcoole / Saggart. Take second exit off roundabout and continue straight ahead. Approach next roundabout and take first exit signed Rathcoole. Continue straight ahead and enter Rathcoole Village. Take left off Main Street after Tesco onto Stoney Lane. Peyton is located 300 metres on your right hand side.

Co-ordinates - 53.278669, -6.467618

Coonan
NEW HOMES

Property House,
Celbridge,
Co. Kildare.

STANLEY
RESIDENTIAL

01 628 8400

www.peyton.ie

PSRA Registration No. 003764. These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. The builder reserves the right to make alterations to the design, specification and layout.
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