

**FOR SALE**

BY PRIVATE TREATY

17 Peyton View  
Rathcoole  
Co. Dublin  
D24RP7T



Four Bedroom Semi Detached  
c.85.8sq.m. / 2,000sq.ft.



Price: €499,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning and unique four bedroom semi-detached property to the market in the exclusive Peyton development, located in the heart of Rathcoole Village. With every imaginable amenity on your doorstep the location is truly next to none. Within a stone's throw you will find local bars, shops, schools, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks. No.17 is one of the largest four bedroom properties in the development with the LARGEST GARDEN..!

Elegant and luxurious living accommodation of c. 2,000 sq. ft. split over three levels comprises of; ground floor - entrance hallway, large lounge, double bedroom with ensuite ; 1st floor - two double bedrooms and master bathroom suite; 2nd floor- Basement level – LARGE extended kitchen/dining room/second living space, guest wc and utility room, double bedroom with ensuite bathroom. No.17 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including gas fired central heating, not overlooked to the front, four large double bedrooms, two ensuite bathrooms, LARGE kitchen/dining room with new flooring, solar panels to heat domestic water and a LARGE rear garden- to name but a few!

## FEATURES

- c. 2,000 sq. ft.
- BER A3
- IMMACULATELY presented throughout
- Luxury living at its finest
- Split over 3 levels
- Solar Panels fitted for domestic water heating
- LARGEST GARDEN IN PEYTON
- Garden designed by professional, award winning garden designer;
- Under stairs storage area;
- Underfloor heating in kitchen/living area;
- Upgraded central vacuum system installed in 2019;
- Skylights and raised ceiling added to kitchen/living area in 2018;
- Induction hob in kitchen
- Original lighting upgraded to recess, LED spotlights in every room in 2018
- Wood burning stove in kitchen/living area
- Partially floored attic space
- Folding attic stairs



## ACCOMMODATION

### HALLWAY

Bright entrance hallway with laminate flooring, access to lounge and bedroom 2.

### LOUNGE 1

Bright lounge to the front of the property with laminate flooring.

### KITCHEN/DINING AREA

Large bright kitchen with a range of floor and eye level units located on the lower ground floor, tiled flooring, open plan dining area/lounge, access to utility room double doors to rear garden.

### BEDROOM 1

Large double bedroom located on the lower ground floor with laminate flooring, access to ensuite and walk in wardrobe.

### BEDROOM 2

Double bedroom located on the ground floor with laminate flooring and access to ensuite.

### BEDROOM 3

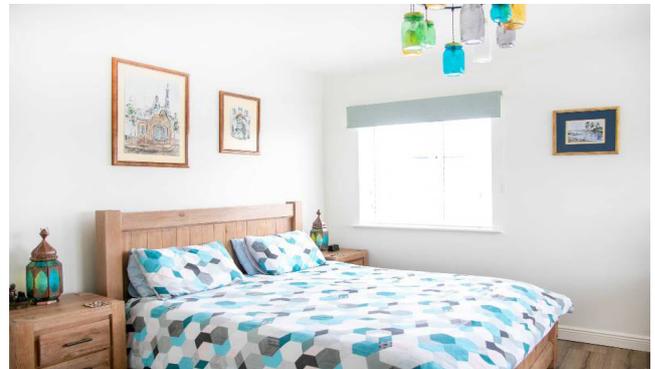
Bright double bedroom located on the top floor with laminate flooring.

### BEDROOM 4

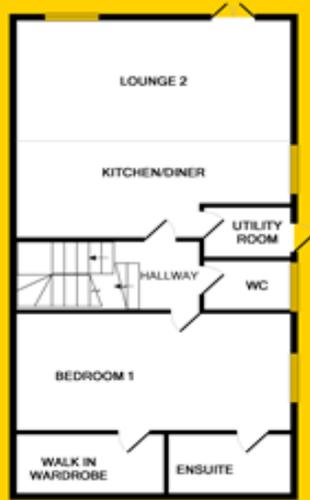
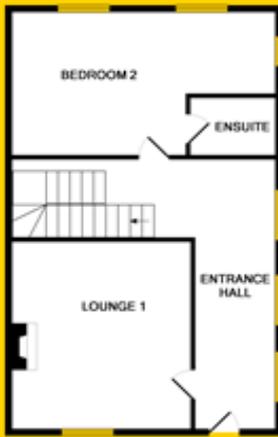
Bright double bedroom located on the top floor with laminate flooring.

### BATHROOM

Family bathroom located on the top floor fully fitted with w.c, w.h.b. and bath, fully tiled.



## FLOOR PLANS



## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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