

**FOR SALE**

BY PRIVATE TREATY

15 Peyton Close  
Rathcoole  
Co. Dublin  
D24 HK03



Four Bedroom Townhouse  
c.144.sq.m /1,550sq.ft



**Price: €325,000**

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

## DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning four bedroom townhouse with a side entrance 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 second 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.

Elegant and luxurious living accommodation of c. 1,550sq.ft split over three levels comprises of; ground floor - entrance hallway, lounge, kitchen/dining room with TV area, guest wc and storage room; 1st floor - three double bedrooms and master bathroom suite; 2nd floor- large master bedroom with en-suite bathroom. No. 15 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, three large double bedrooms, two en-suite bathrooms, a fully fitted kitchen/dining room, solar panels to heat domestic water and a south facing STUNNING rear garden- to name but a few! Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

## FEATURES

- c.1,550 sq. ft.
- BER A3
- IMMACULATELY presented throughout
- Luxury living at its finest
- Split over 3 levels
- Fully fitted modern kitchen
- NOT OVERLOOKED TO REAR
- Heated towel rails
- 4 double bedrooms
- Ample wardrobe space
- 2 en-suite bathrooms
- Separate utility room/guest wc
- Gas fired central heating
- Ample parking
- Exclusive development
- Located in the heart of Rathcoole Village
- Every conceivable amenity within walking distance
- M50 & N7 within two minutes' drive
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

Bright lounge to the front of the property with laminate flooring, feature electric fireplace and access to kitchen.

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring and sliding doors to rear garden.

### BEDROOM 1

Double room to the front of the property with carpet flooring, built in wardrobes and access to ensuite.

### BEDROOM 2

Double room to the rear of the property with built in wardrobes and carpet flooring.

### BEDROOM 3

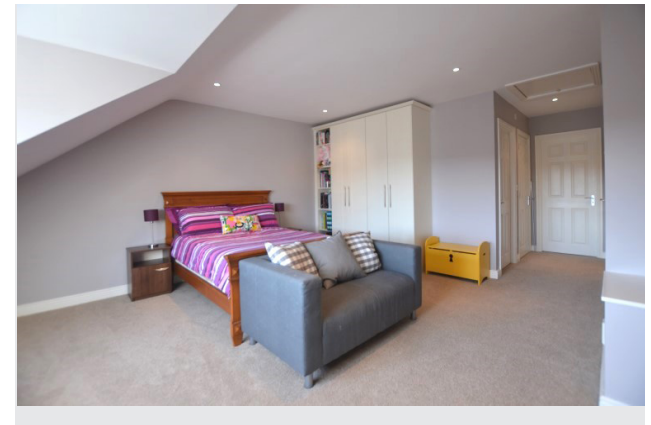
Single room to the rear of the property with built in wardrobes and carpet flooring.

### BEDROOM 4

Master bedroom located on the second floor with carpet flooring, built in wardrobes and access to ensuite.

### BATHROOM

Fully tiled bathroom with w.c, whb and bath, fully tiled.

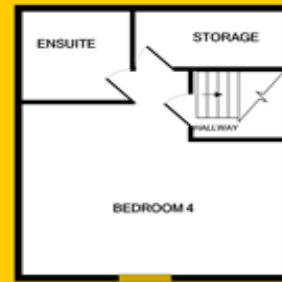




GROUND FLOOR



1ST FLOOR



2ND FLOOR

## 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 9089300** or **086 8371963**

Alternatively you can send an email to **Conor@raycooke.ie** and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720**

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.