

NO. 38 PEYTON CLOSE
STONEY LANE, RATHCOOLE, CO. DUBLIN



SPECTACULAR 3 BEDROOM SEMI-DETACHED FAMILY HOME EXTENDING
TO c.130SQ.M. (c.1,400SQ.FT.) WITH WEST FACING REAR GARDEN &
DRIVEWAY FOR 2 CARS.



Finnegan
Menton

01 614 7900



Description

Spectacular 3 bedroom semi-detached family home extending to c.130sq.m. (c.1,400sq.ft.) of generous living accommodation. This wonderfully maintained 3 level home has been well looked after since it was built new 6 months ago by Blackchurch Homes Ltd.

It is an extremely well insulated house with a B1 Energy rating. Kingspan insulation in the walls, foundations and roof and includes Kingspan solar panels on roof for domestic hot water and an energy efficient gas boiler reducing your annual heating bills.

On the ground floor there is an entrance hall and the living room is on the left hand side with a natural gas fire inset the elegant stone fireplace. All the ground & first floor levels have 9 foot ceiling heights and big windows which gives a great sense of space and light in each room. The house has down lighters on all levels which adds to the ceiling height.

The kitchen/ dining area is in the rear of the house and it has a top of the range QK Living fitted high gloss finish kitchen units with granite worktop & splash back. The house has a built in centralised vacuum system and built in dishwasher, washing machine & tumble dryer, fridge freezer, cooker hob and extractor hood. There is a separate utility room and guest wc on the ground floor.

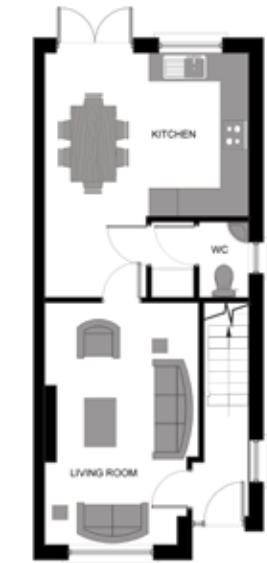
This home has 2 bedrooms on the first floor which all take double beds, both with ensuite bathrooms and on the second floor there is the main bedroom suite which takes up the whole top floor including walk in wardrobe and ensuite with extra storage press in the eaves of the attic. This room is a very large double bedroom.

- Included in the sale are all kitchen appliances, security alarm, curtains, blinds, carpets & timber floors.
- Rear garden is westerly facing so you will have afternoon and evening sunshine in your rear garden and kitchen / dining area.

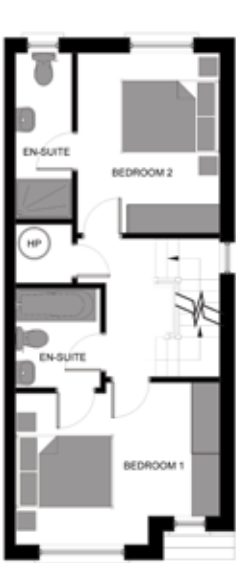
Accommodation

c.130sq.m. (c.1,400sq.ft.)

Ground Floor



First Floor



Second Floor



Not to scale.
For identification purposes only.

Ground Floor

Entrance Hall - Pine timber floor, HKC Quantum alarm, recessed lighting.

Living Room - c.5.04m x c.3.24m - Feature marble & stone fireplace with gas fire inset, pine timber floor, 9 foot ceiling, recessed lighting, under stairs storage press, tv point.

Kitchen / Dining Room - c.5.07m x c.4.23m - Luxury white kitchen , QK Living with black granite counter tops. Integrated appliances to include Electrolux fridge/freezer, AEG cooker & hob, Kontinental Chrome extractor hood, TEKA integrated dishwasher, Vokera energy efficient gas boiler, American style central vacuum system built in, cream floor tiles throughout, tv point, 9ft ceiling, French doors to garden.

Utility Room - Zanussi Autosence tumble dryer, Zanussi Aqua Fall washing machine, cream floor tiles.

W.C. - Wash hand basin & wc, cream floor tiles, window.

First Floor

Landing - Cream carpet, hotpress, vacuum point.

Bedroom 1 (front) - c.3.25m x c.4.25m - large double bedroom, cream carpet, white fitted double wardrobes by QK Living, tv point.

Ensuite - c.1.69m x c.2.10m - white bathroom suite comprising wc, whb, bath with shower head, chrome towel rail, wall & floor tiling, shaving light, 2nd door onto landing so is suitable as main bathroom also.

Bedroom 2 (back) - c.2.95m x c.3.80m - Large double bedroom, cream carpet, white fitted double wardrobe by QK Living, tv point.

Ensuite - c.1.19m x c.3.68m - White suite comprising wc, whb, double power shower with glass sliding door, wall and floor tiling, shaving light.

Second Floor

Bedroom 3, Master Suite - c.4.25m x c.6.84m - very large double bedroom, white fitted double wardrobes by QK Living, cream carpet, 6 built in shelves beside wardrobe, tv point, storage room off bedroom approx. c.2.37m x c.2.04m velux window, vacuum point.

Master Ensuite - c.2.10m x c.3.97m - very large bathroom, white suite comprising wc, whb, double width power shower with glass door, chrome towel rail, wall and floor tiling, shaving light, velux window.





Location

38 Peyton Close is located in at the back cul de sac of houses within the Peyton estate. Stoney Lane is just off the Main Street of Rathcoole, it's the first turn left after Tesco on the main street. The property is well signposted and a for sale flag is outside the house.

Features

- Central vacuum system built in.
- 3 bed semi-detached – 3 double bedrooms with 3 ensuite bathrooms.
- Generous accommodation with living, dining, kitchen, utility, 4 bathrooms, 3 bedrooms.
- B1 Energy Rating (easy to heat).
- Sunny west facing rear garden.
- Cobble locked driveway for 2 cars.
- Ready to move into – all electrical appliances and fixtures included, furniture available at additional cost.
- Built only 6 months ago, 10 years HomeBond guarantee remaining.
- Double glazed windows by Munster Joinery.
- Luxury kitchen with granite counter by QK Living.
- 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.
- Driveway for 2 cars.
- Solar panels & energy efficient gas boiler.
- Located in the popular Peyton Estate.
- External tap and single plug socket in the garden.
- 3 zone heating system for temperature control.
- Wired for surround sound speakers.

Price

On Application.

Viewing

By appointment only with sole agents Finnegan Menton on (01) 614 7900.

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