

**FOR SALE**

BY PRIVATE TREATY

22 Peyton Avenue  
Rathcoole  
Co. Dublin  
D24 F903



Four Bedroom Semi Detached  
c.171.8sq.m /1,850sq.ft



**Price: €425,000**

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

## DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning extended 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. Elegant and luxurious living accommodation of c. 1,850 sq ft split over three levels comprises of; ground floor - entrance hallway, lounge, extended NEW kitchen/dining room, guest wc and utility room; 1st floor - two double bedrooms, one single bedroom and master bathroom suite; 2nd floor- large master bedroom with ensuite bathroom.

No.22 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, four good sized bedrooms, two ensuite bathrooms, NEW EXTENDED kitchen, solar panels to heat domestic water and a sunny west facing rear garden with a block built shed- 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. 1,850 sq ft
- BER B1
- IMMACULATED presented throughout
- Luxury living at its finest
- Split over 3 levels
- NEW EXTENDED Fully fitted modern kitchen
- NEW FRONT DOOR
- Heated towel rails
- 3 double bedrooms
- Ample wardrobe space
- 2 ensuite bathrooms
- Separate utility room/guest wc
- EXTENDED BATHROOMS
- Gas fired central heating
- Cobbled front driveway
- 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



### HALL

Entrance hall with laminate flooring, carpet to stairs/landing with access to lounge, guest wc and kitchen.

### LOUNGE

Bright lounge with laminate flooring and feature fireplace.

### KITCHEN

Stunning NEW EXTENDED fully fitted kitchen with eye and floor level units, tiled flooring, dining/living area, access to utility room and sliding doors to rear garden.

### BEDROOM 1

Double bedroom to the front of the property with carpet to floor and access to ensuite.

### BEDROOM 2

Double bedroom to the rear of the property with carpet to floor.

### BEDROOM 3

Single bedroom to the rear of the property with carpet to floor.

### BEDROOM 4

Master bedroom located on the second floor, carpet to floor, access to ensuite and walk in wardrobe.

### BATHROOM

Fully fitted with wc, whb and bath, fully tiled.

### REAR GARDEN

Sunny west facing rear garden with a block built shed.





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](mailto: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](http://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.