

PEYTON

STONEY LANE, RATHCOOLE, CO. DUBLIN



A Superb New Development
of Environmentally Friendly
Luxurious 2, 3 & 4 Bedroom Homes

Rathcoole Village



Steeped in history, Rathcoole is a thriving Irish Village located in South County Dublin. Rathcoole (Rath Cumhaill) is said to derive its name from the fact that Fionn Mac Cumhaill's father built a Rath there. The birthplace of the United Irishmen Felix Rourke, the village was the site of many battles fought during the rebellion of 1798. Originally a one street village comprised mainly of mud huts, Rathcoole is now a bustling community with every amenity at ones doorstep and is home to more than two hundred and fifty businesses.

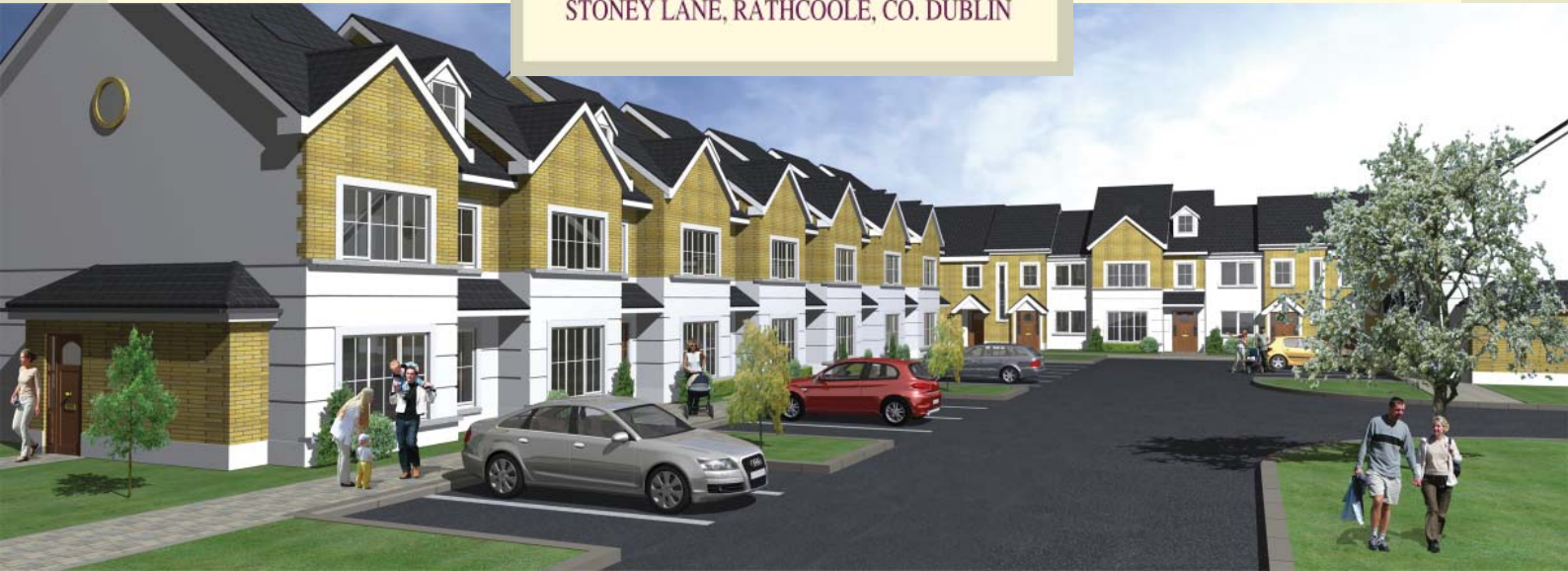


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Country Living, City Convenience...

Peyton is a high quality residential development being built by premier home builders Blackchurch Homes Ltd., with quality, comfort and space being their top priorities. Designed by architects OBK and McGrane & Partners with the discerning purchaser in mind. A great deal of thought has been put into every aspect of the design and layout of the various housing types on offer in Peyton, allowing for generous living accommodation and incorporating numerous attractive design features both internally and externally. Quality landscaping with good public open spaces and private gardens results in a tranquil living environment.



Blackchurch Homes Limited

Blackchurch Homes Ltd. have an excellent reputation for the construction of first class developments and have completed various projects over the years which include hotels, business parks, commercial buildings, retail buildings, housing developments, leisure centres and holiday home developments.



Previous Developments include:

Avon Ri - Blessington

Willow Grove - Sallins

Wellesley Manor - Newbridge

The Elms - Newbridge

Larchfield - Dunboyne

Esker Pines - Lucan



Furness Manor - Johnstown

Swanward Business Park - Ballymount Road

The Anchorage - Dun Laoghaire

Bank of Ireland - Rathcoole

Eaton - Rathcoole

The Coach House Yard - Johnstown



Living In Rathcoole

Rathcoole has an abundance of amenities, with its excellent shops, schools and businesses on hand. Choosing to live in the Peyton guarantees a fantastic quality of life.

DINING

The Lemongrass and Browns Barn at Citywest or the Il Lago Restaurant on Blessington Lake provide fine dining experiences, while Avoca Handweavers accommodates a more casual environment.

There are several well established pubs in Rathcoole, one of which is the Potin Stil which is Irelands oldest two story public house.



SPORT

Golf enthusiasts are spoiled with the numerous spectacular courses available in the area, such as the K Club, the PGA National and Beechpark Golf Club. Alternatively there are both Football and Basketball Clubs in the area.



HEALTH AND FITNESS

There are excellent health and fitness amenities available locally, including a Gym and Beauty Salon both located on the main street. The superb Avon Ri activity centre where activites such as tennis, sailing, archery and football can be enjoyed, is located on the shores of the nearby Blessington Lake.



SHOPPING

Excellent shopping facilities can be found at nearby Liffey Valley, The Square or Dundrum, which is a short drive away.

Also located locally is Avoca Handweavers, and the new shopping centre in Citywest.





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Features

KITCHEN

- Choice of kitchens from Nolans Kitchens with black granite worktops and splashbacks.
- Monobloc chrome mixer taps.
- Brushed steel handles.

WARDROBES

- Choice of high quality wardrobes with brushed steel handles in all bedrooms.



HEATING

- 92% Efficient environmentally friendly natural gas condensing boilers.
- Thermostatically controlled high efficiency radiators.
- Feature gas fires.
- Zoned heating.

JOINERY

- High quality internal doors.
- Contemporary brushed steel handles.
- Hardwood front door.
- Contemporary skirting and architrave.

STRUCTURE

- Traditional twin leaf concrete block built house with high level of insulation. Finished with high quality yellow and red brick with maintenance free plasterwork.

BATHROOMS

- High quality tiling in bathrooms.
- Heated towel rails.
- Chrome effect shower doors included.
- Stylish chrome mixer taps.
- Contemporary white sanitary ware.



FIREPLACE

- Feature gas fireplace.



TECHNOLOGY

- All homes will be pre-wired for home entertainment, enabling multi-room audio, computer networking throughout as well as a host of other features.
- Broadband available to all rooms.
- Monitored alarm system available.
- Centralised vacuum system fitted to all homes.

DECORATIONS

- All ceilings painted white.
- All internal joinery painted white.
- Contemporary skirting and architraves.
- Off white colour throughout.
- Downlighters in Kitchen and Living Room

LANDSCAPING

- The grounds of Peyton will be extensively landscaped in line with a professional landscaping programme.

Entertainment

HOME CINEMA

Your new home will be fully wired for a home cinema system. When fitted with one of our flatscreen televisions and digital surround speaker packages you will have a true movie going experience in the comfort of your own home.

AUDIO

Each room is pre wired with a central audio system which allows separate audio sources to be played in different rooms at the same time. For example, you can listen to a CD in the kitchen, iPod in the living room and Radio in the bedroom all at once. The volume and audio source selection is easily and conveniently controlled using a control panel located in each room. Central Audio Visual Systems Ltd. can provide you with various multi room audio solutions tailored to suit all budgets.

SECURITY

In order to secure your new home a wire free monitored alarm system can be fitted which includes a dial in module for remote control via mobile or landline.



TV DISTRIBUTION

Your new home will be wired for TV points in every room including Bathroom, en-suites and living areas. Central Audio Visual Systems Ltd. can supply a customised package to display High Definition content throughout your home using the latest in HD distribution technology.

HEATING

For total convenience we can install an SMS module in your new home which will allow you to remotely control your central heating by simply sending a text message.

LIGHTING

Controlling the lighting in your home can enhance the character and feature of every room. By gently softening the light in one area and brightening it in another you can create the ambience you want. Several different light scenes can be programmed within any room to cater for different uses - dining, reading, entertaining or watching a movie. Controlling your lighting with this state of the art low voltage system will save you energy and surpass new energy efficiency regulations for 2008.



Central Audio Visual Systems Ltd., based locally in Rathcoole, will design and customise all your audio, visual and lighting systems before final purchase.

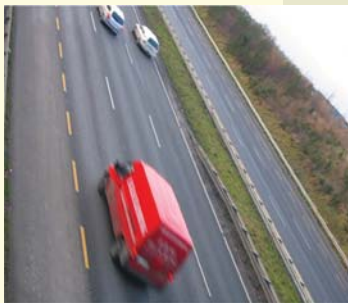
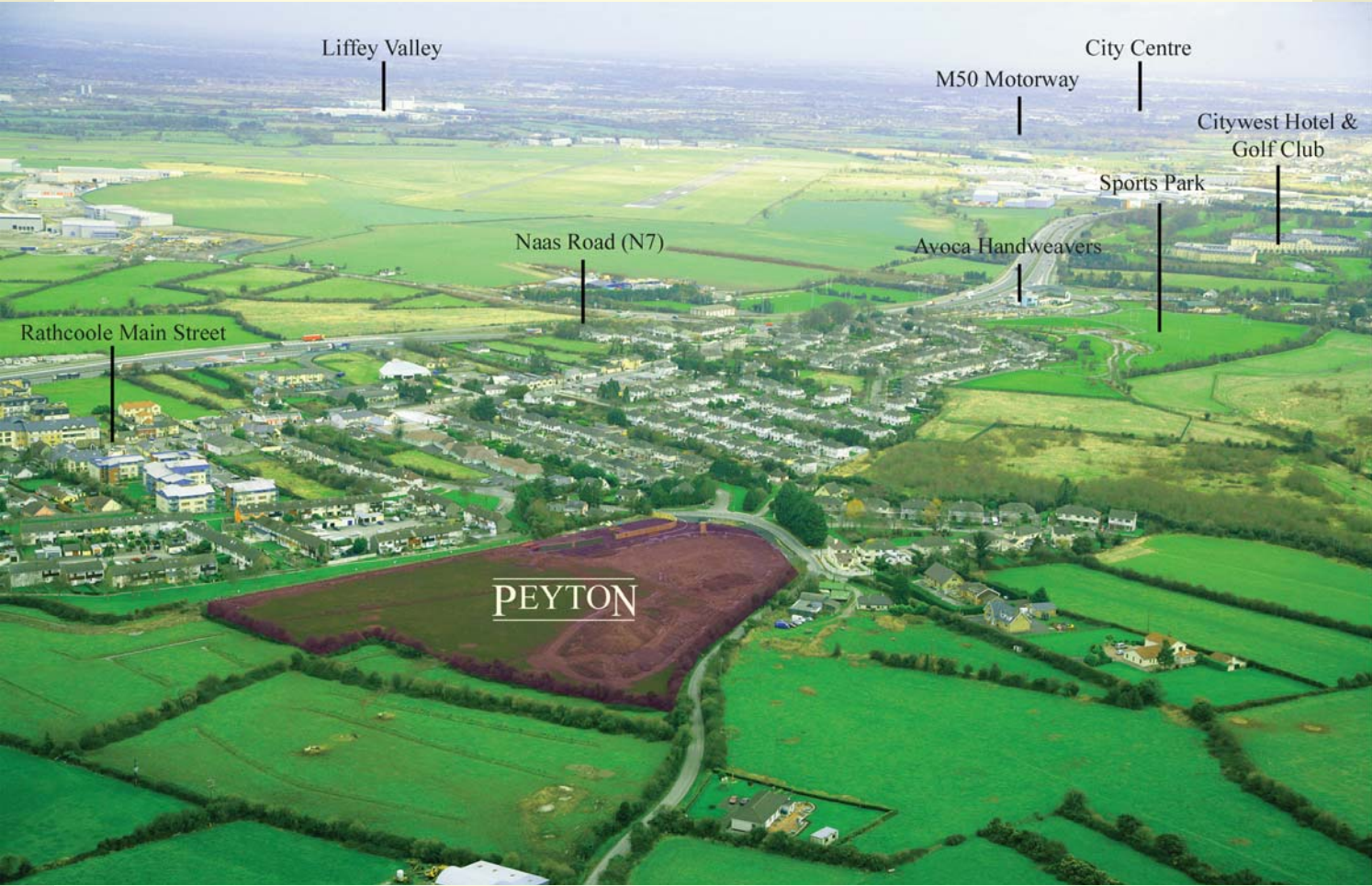
Please contact us for your free consultation at our Rathcoole showrooms.

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Rathcoole,
Co. Dublin.

Tel: 01 458 6808
Fax: 01 401 3146
Email: info@centralavsystems.ie
www.centralavsystems.ie

Great Location

Located off Main Street Rathcoole, Peyton, Stoney Lane could not be situated in a more convenient location, with its easy access to the Naas Road (N7), Citywest Hotel, Citywest Office Park and the M50 motorway.



Commuting to and from Dublin City Centre for both business and pleasure could not be easier, with buses to Dublin utilising a dedicated bus corridor, along with an established rail line and the proposed new Luas line which is to be located at Citywest, just minutes away.

PEYTON



Joint Selling Agents



**Finnegan
Menton**

01 614 7900

17 Merrion Row, Dublin 2
www.finneganmenton.ie

Redmond

**Auctioneers**

01 458 9833

Main Street Rathcoole,
Co. Dublin



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.

The Professional Team

McGrane & Partners

Architect

Paradigm House,
Dundrum Office Park,
Dublin 14

OBK

Architect

www.obk.ie
30 / 31 Francis Street,
Dublin 8

Blackchurch Homes Limited

Developer

Blackchurch Business Park,
Naas Road, Rathcoole,
Co. Dublin

Joint Selling Agents



Redmond **RA** Auctioneers

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Main Street Rathcoole,
Co. Dublin

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