The Paddocks

COOLCOTTS LANE, WEXFORD

thepaddocks.ie

Welcome to The Paddocks



Modern Living

Tracks, Trails, Boards & Sails

FIND IT ALL ON YOUR DOORSTEP
AT THE PADDOCKS, WEXFORD.

WEXFORD TOWN
FROM THE RIVER
SLANEY



NATIONAL
OPERA HOUSE



THE BULLRING





LIFE IN WEXFORD CAN BE CALM, PEACEFUL, THRILLING OR LUXURIOUS – WHATEVER YOU WANT IT TO BE, WEXFORD'S GOT IT.

From the A-rated homes at The Paddocks, there is a footpath to take you to Wexford Main Street where a host of boutique shopping, restaurants, a range of seasonal festivals and home of an array of Arts & Theatre at the National Opera House, all awaits – a town bus service offering frequent daily loops to carry you, and your shopping, home.

There's a vibrant restaurant and café culture in Wexford with everything from fine dining, to gastro pubs, seafood restaurants and more family-friendly places to eat. The quality is excellent with many eateries taking pride in delicious produce from local farmers and artisan producers. After you've tasted the delighted, you can settle in for a pint of one of many homegrown brews, get involved in a relaxed traditional music session or find a bar with live music to enjoy into the early hours of the morning!

The Paddocks

COOLCOTTS LANE, WEXFORD

Wexford Wildfowl Reserve

The Raven & Curracloe Beach

Main Street

O Hanrahan Station

Wexford Racecourse

Wexford Park

Scoil Mhuire

Wonderland Montessori

Wexford Hospital

ALDI

Newtown Rd

N11/M11/N25

Close To The Action

At The Paddocks, Wexford there is easy access to great schools and colleges, and plenty of opportunities for adult education if you are thinking about starting a new chapter. Live in the cornerstone of Ireland's Ancient East, with miles of coastline, gorgeous parks and places to entertain the kids, sports, outdoor activities and great shopping, restaurants and hotels.

Make use of the excellent amenities on your doorstep, including parks, playgrounds, outdoor gyms, swimming pools and libraries. In Wexford town we are passionate players and equally enthusiastic spectators with a rich sporting heritage across horse racing, GAA, rugby, football, cycling and athletics. There is plenty to offer sports enthusiasts, with multiple sports clubs in town, and plenty of fitness classes too. Wexford is also home to a number of golf courses, with top class facilities.



WEXFORD
RACECOURSE









Explore the very best of the southeast coast

FROM CURRACLOE TO HOOK HEAD,
DISCOVER THE STUNNING COASTLINE
AND HIDDEN GEMS CLOSE TO THE PADDOCKS.

HOOK HEAD

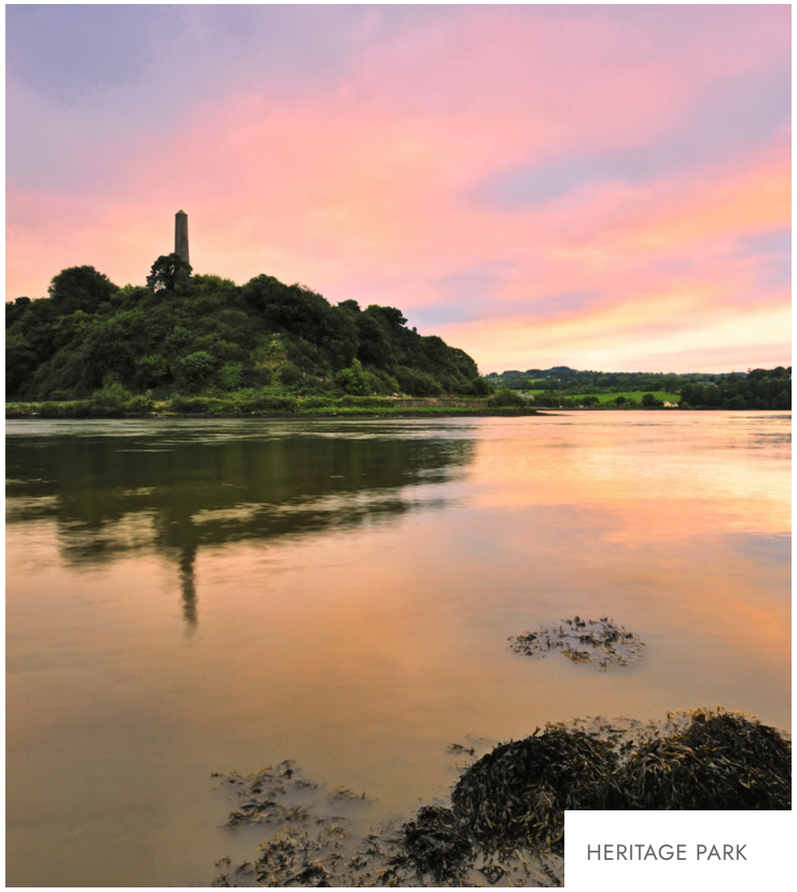
CURRACLOE BEACH

Plan the Perfect Day Out

Wexford, the stunning coastal town that promises an exciting and memorable experience. Whether you're seeking adventure or relaxation, there's plenty of things to see and do in Wexford.

Located in the heart of Ireland's Ancient East, it is known for its castles, abbeys, and forts. Explore an ancient lighthouse or a secret garden with stories that will captivate children for hours. Additionally, you can participate in local theatre, music, and festivals, crafting classes or walking tours.

Wexford is constantly humming with activity all year round, with over 30 festivals covering everything from food and wine, to music, writing, and the arts. The local arts community is thriving, meaning that there is always a show to catch. Children can enjoy fun workshops and guided nature walks as well. Finally, you can enjoy the fantastic coastline that stretches for over 275 kilometres, finish with a dip in one of many Blue Flag beaches to end the day on.



HERITAGE PARK



COASTEERING



QUAD ADVERNTURE



JOHNSTOWN CASTLE



CARRIGFOYLE LAKE

The Paddocks

COOLCOTTS LANE, WEXFORD

Three Rocks Trail
Heritage Park
N11
N25
Newtown Road
Wexford Racecourse
Coolcotts Lane
Wexford Hospital
Redmond Park
The Arc Cinema
O'Hanrahan Train Station
R730
R741
Main Street
Wexford Harbour & Quay
Arts Centre
National Opera House
Grogans Road
Summerhill Road
Clonard Road
Clonard Road
Clonard Road
R733
The Rocks
Min Ryan Park
Wexford Golf Club
Omniplex Cinema

On your Doorstep

SCHOOLS

1. Scoil Mhuire Coolcotts NS
2. Mercy School
3. Wonderland Montessori School
4. St. IBERIUS NS
5. St. Peters College
6. SETU Wexford Campus
7. Presentation Secondary School
8. CBS Primary and Secondary School
9. St. John of God
10. Schoil Charman
11. Kennedy Park
12. Educate Together
13. Loreto Secondary School

SHOPPING

1. ALDI
2. LIDL
3. Wexford Retail Park/ ALDI
4. Dunnes Stores
5. Pettitts's SuperValu
6. Tesco Superstore

SPORTS

1. Wexford GAA Park
2. Wexford Wanderers Rugby Football Club
3. Faythe Harriers Hurling & Camogie
4. Wexford Boat & Tennis Club
5. Wexford FC

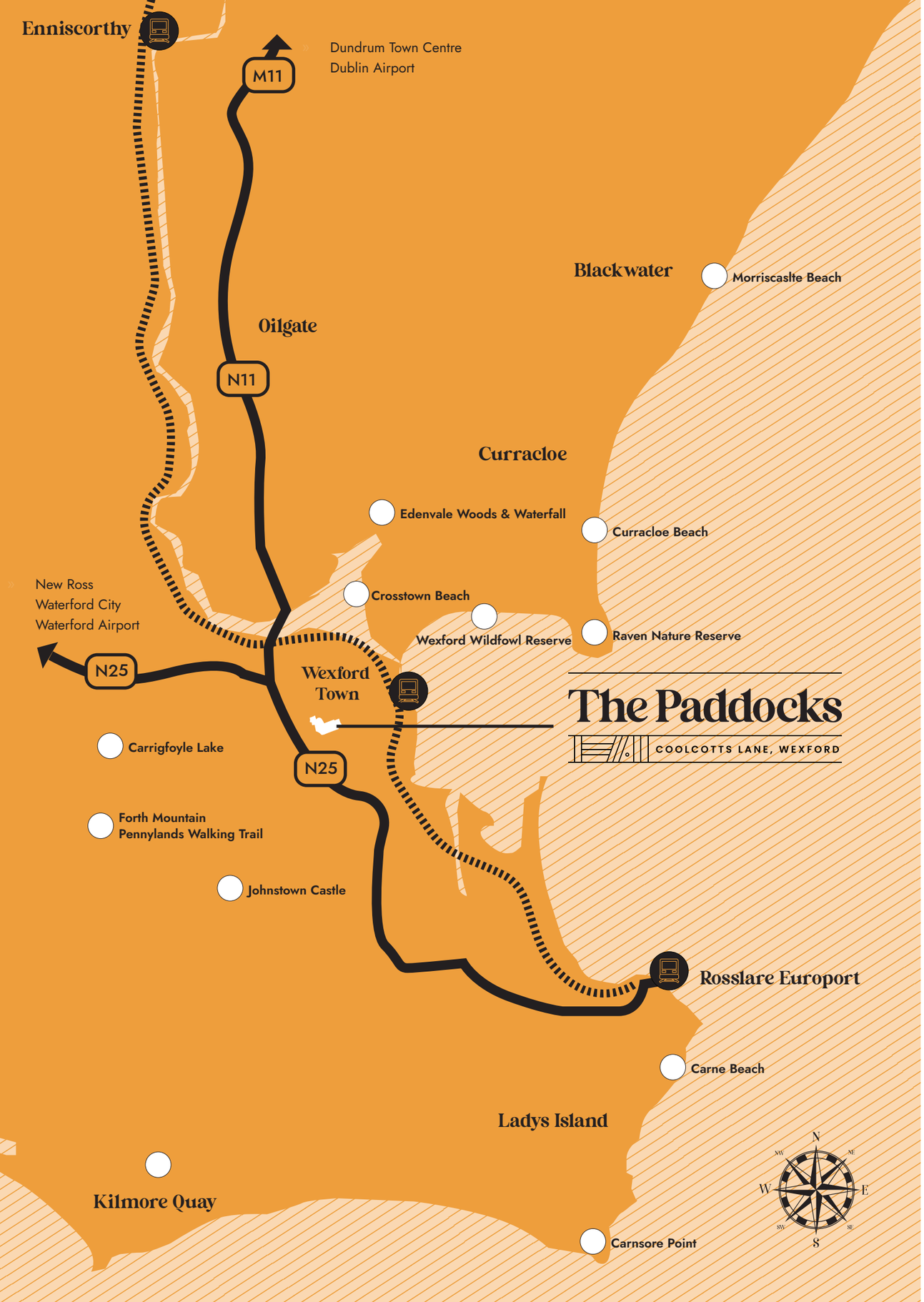
RESTAURANTS

1. Ten West
2. Greenacres
3. Jaspers
4. Franks PLace
5. CDMX
6. Le Cote
7. Harper 11
8. Ferrycarrig Hotel

Access to Anywhere

NATIONAL ROAD
ACCESS IN UNDER 3 MINUTES





Transport Links

The Paddocks, Coolcotts in Wexford town offers easy access to a major road network stretching north to Dublin / Belfast and west to Waterford / Cork and south to Rosslare Europort. From your doorstep to the N11/M11 and N25 ring road is only a 3 minutes' drive. Connecting you to local, national, and international transportation links.

The train station at Redmond Square, Wexford (O'Hanrahan Station) is a short 4-minute drive connecting you to Dublin / Rosslare Europort and boasts the title of one of Europe's most scenic train journeys; this location is also serviced by the town loop bus service.

Car

- **N11 / M11** 2km | 3mins
- **Wexford Main Street** 3km | 5mins
- **Carrigfoyle Lake** 5km | 10mins
- **Curracloe Beach** 13km | 18 mins
- **Rosslare Europort** 22km | 23mins
- **Kilmore Quay** 24km | 27mins
- **Enniscorthy** 22km | 19mins
- **New Ross** 35km | 29mins
- **Waterford City** 55km | 48mins
- **Waterford Airport** 64km | 55mins
- **Dundrum Town Centre** 130km | 1hr 28mins
- **Dublin Airport** 161km | 1hr 50mins

Bus

- **Route WX1 & WX2 bus stop** less than 1km (40 daily services)
- **Wexford Bus pick up to Dublin/Rosslare** less than 2km (Hourly Servcies)
- **Bus Eireann pick up to Dublin/Rosslare** less than 2.5km (Hourly Servcies)

Train

- **Wexford Train Station** 4 mins | 2.5km
  Dublin Connoly - Rosslare Europort



Specifications

The Paddocks, where your home awaits

INTERNAL FINISHES

- All units are finished to a minimum A2 BER Energy Rating.
- A-rated windows.
- Internal Doors Single Panel Shaker Style. Internal Doors with brushed chrome handles.
- Solid timber staircase. Attic Access to House Type B only.
- Fully fitted kitchen including all appliances with 100ml Upstanding Stone, same as countertop – Premium Quartz.
- Utility room in Type B House space for washing machine and dryer. No Utility in Type C House. Space for Washer & Dryer located in Kitchen.
- Air source heat pump with underfloor on the ground floor and wall mounted radiators on first floor with a 24/7 programable heating control·
- Quality contemporary sanitaryware throughout all bathrooms.
- Chrome heated towel rail to main and ensuite bathroom.
- Tiling to all bathrooms to include floors, bath area & floor to ceiling on shower enclosure areas. Ground floor WC with tiled floors·
- Built in wardrobes in two primary bedrooms in the three-bedroom home (type C) and three primary bedrooms in the four-bedroom home (type B).
- Painted internally white on walls, ceilings & woodwork.
- Wired for SIRO fibre broadband.
- Wired for cable tv and satellite ready for connection.
- Electrical Spec lighting to include downlighters and central ceiling lights, ample socket points, phone point and safety detection devices.

OUTSIDE FINISH

- External white render finish with front façade broken by blue slate stone.
- Low maintenance concrete parking area.
- Silver Granite Paving Slabs Patio to rear gardens.
- Gardens – levelled & seeded.
- Fairfaced blockwork on the rear boundary party walls. Concrete post and panels on side-to-side garden party walls.
- Electric car charging points wired for homes with front driveway and facilitated points for allocated parking spaces.
- Wall mounted lighting to the front and rear.
- Outside tap.
- Outside Electric Socket.

PARKING

- No. 82 - No. 84 have two allocated parking spaces directly across from the property.
- All homes No. 85 - No. 92 have front of house driveways with two car parking spaces.

GUARANTEE

- All covered by a 10-year Homebond Structural Guarantee with latent defect insurance policy. Additionally, mechanical and electrical inherent defect insurance is also included.

The interiors have been tastefully staged by Elk House Interiors

ELK HOUSE INTERIORS

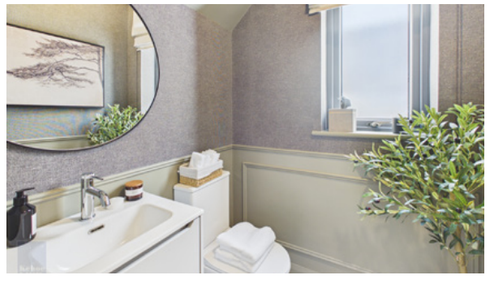
BER A2


LOUIS VUITTON
CATWALK
Kehoe
& Assoc.
AUCTIONEERS & VALUERS









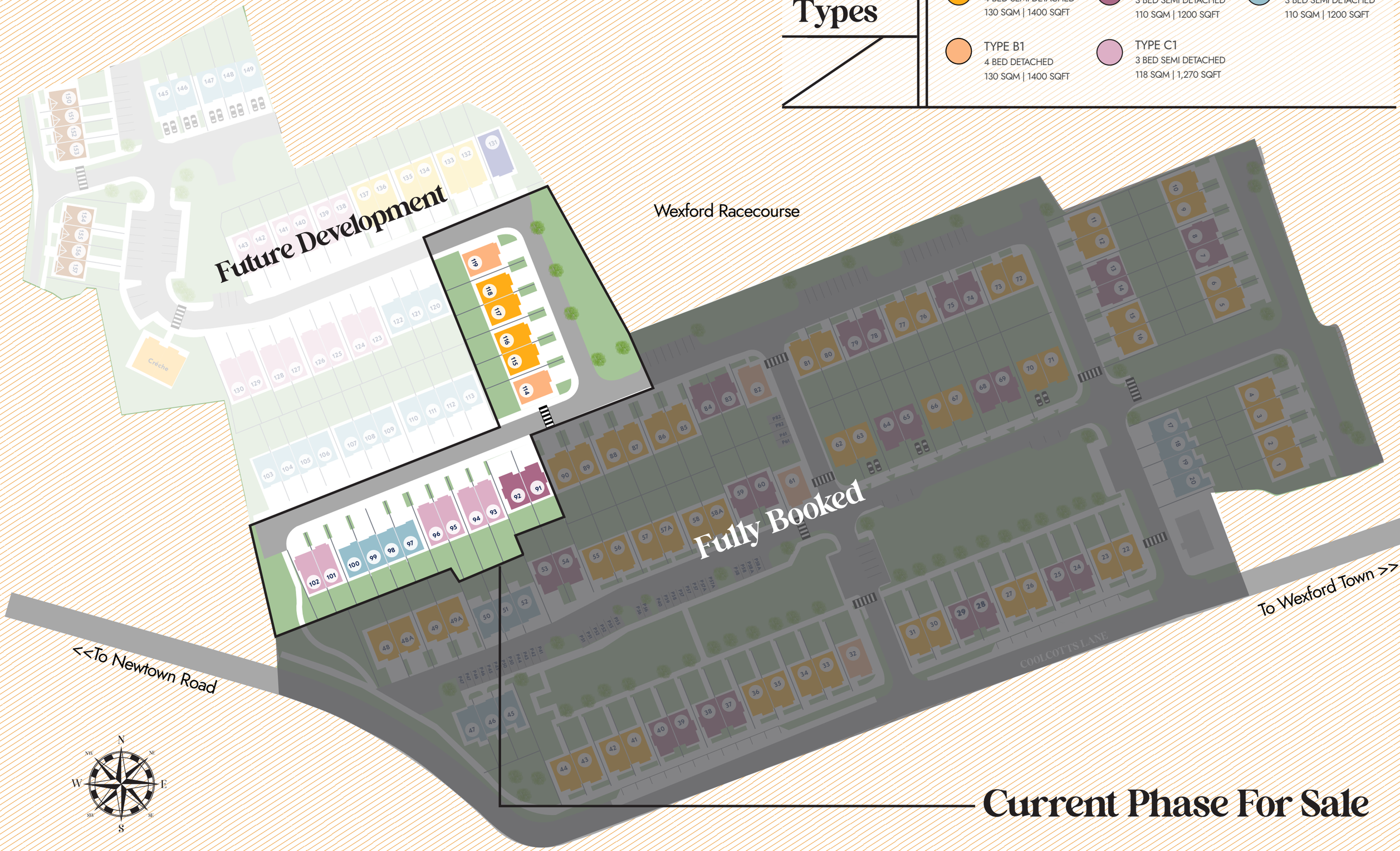






House Types

- TYPE B
  4 BED SEMI DETACHED
  130 SQM | 1400 SQFT
- TYPE C
  3 BED SEMI DETACHED
  110 SQM | 1200 SQFT
- TYPE D
  3 BED SEMI DETACHED
  110 SQM | 1200 SQFT
- TYPE B1
  4 BED DETACHED
  130 SQM | 1400 SQFT
- TYPE C1
  3 BED SEMI DETACHED
  118 SQM | 1,270 SQFT

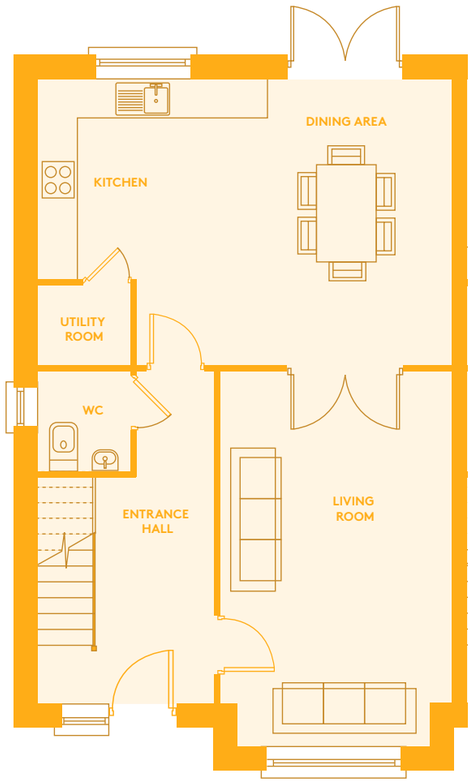


Current Phase For Sale

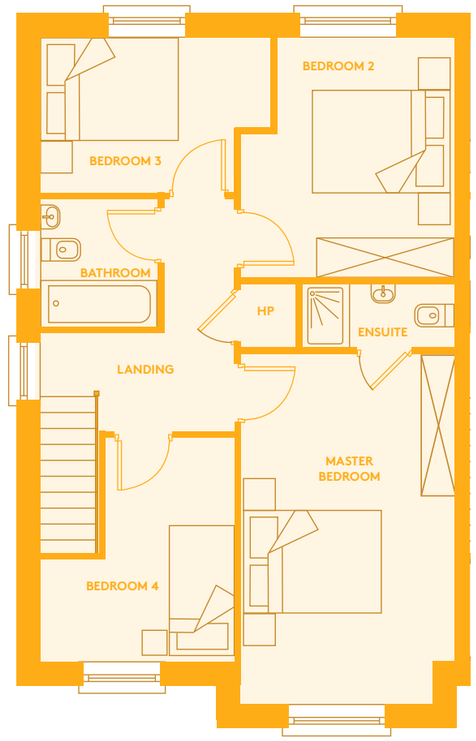
TYPE B

4 BED SEMI DETACHED
130 SQM | 1400 SQFT

Floor Plans



GROUND FLOOR



FIRST FLOOR

Plans and dimensions are indicative only and subject to change.
The finished home may therefore vary from the information provided.

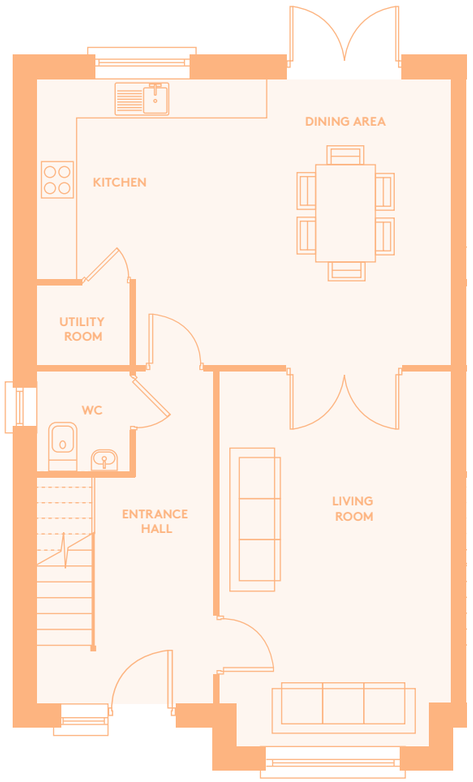


TYPE B

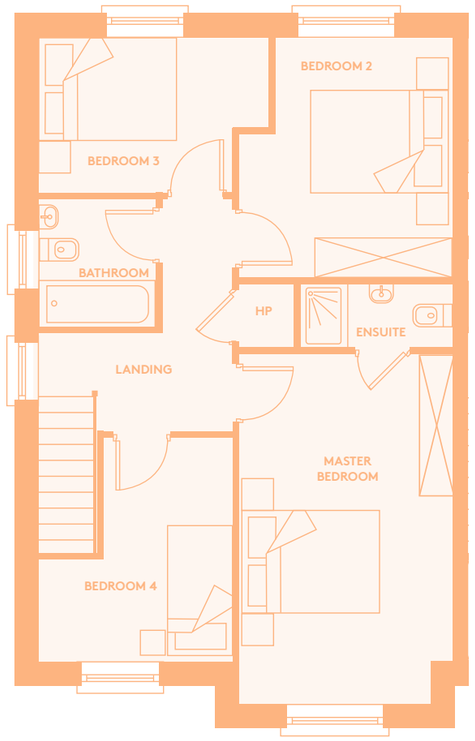
TYPE B1

4 BED DETACHED
130 SQM | 1400 SQFT

Floor Plans



GROUND FLOOR



FIRST FLOOR

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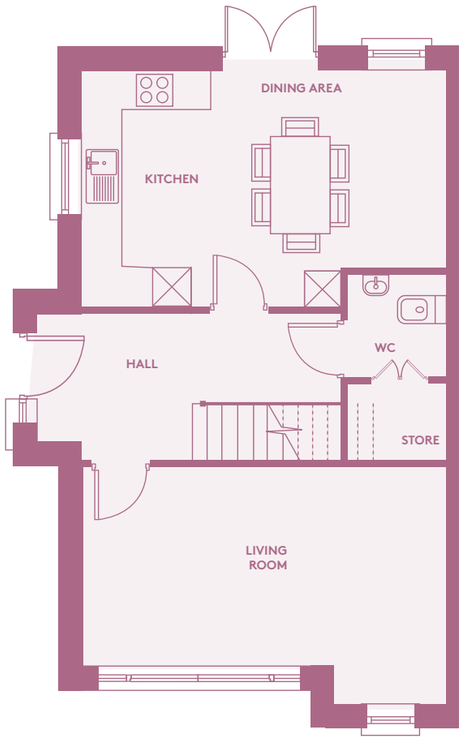


TYPE B1

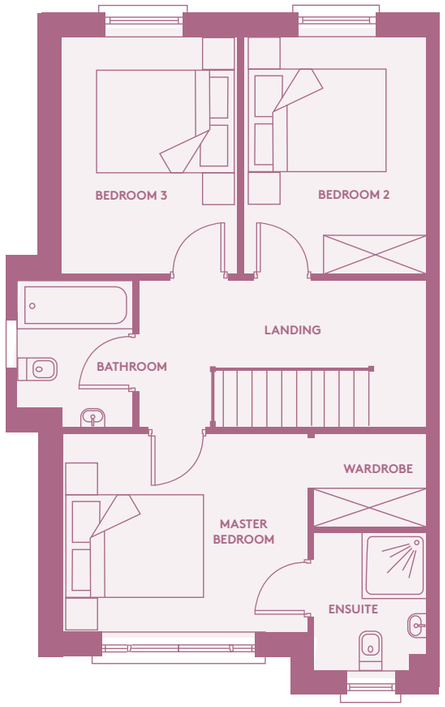
TYPE C

3 BED SEMI DETACHED
110 SQM | 1200 SQFT

Floor Plans



GROUND FLOOR



FIRST FLOOR

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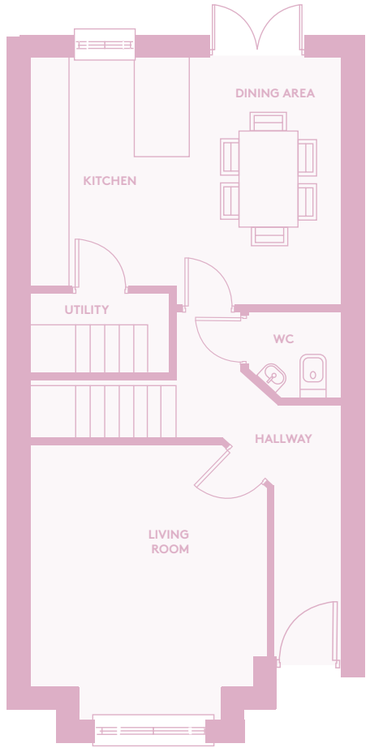


TYPE C

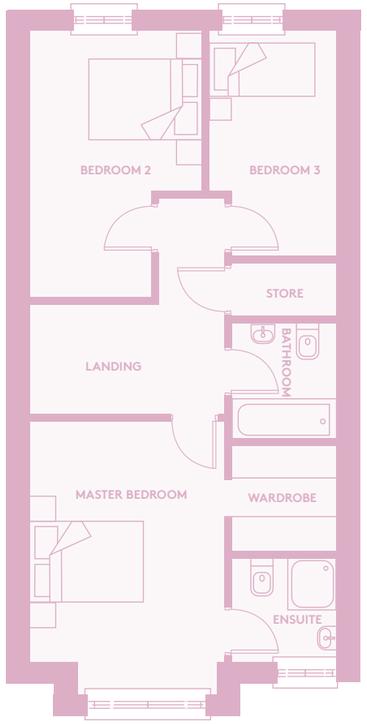
TYPE C1

3 BED SEMI DETACHED
118 SQM | 1,270 SQFT

Floor Plans



GROUND FLOOR



FIRST FLOOR

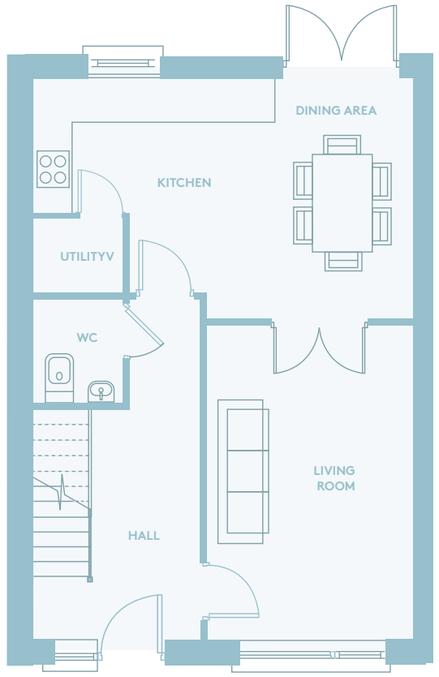
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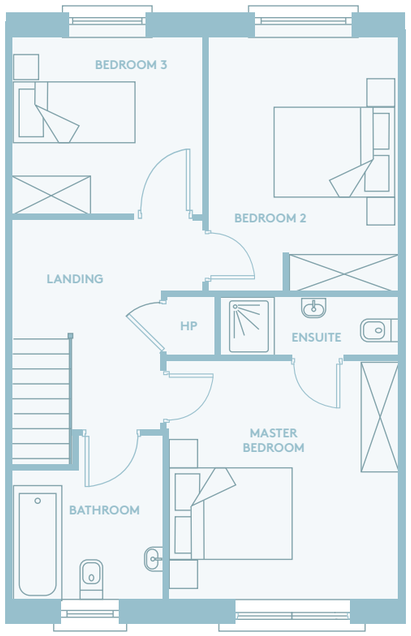
TYPE D

3 BED MID & END TERRACE
109 SQM | 1175 SQFT

Floor Plans



GROUND FLOOR



SECOND FLOOR

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TYPE D





Professional Team

All enquiries to:

053 9144393 | info@kehoeproperty.com

Developer	Selling Agent
Orchid Homes CFO Construction Ltd. Orchid Homes, 92/93 St Stephens Green, Dublin 2	Kehoe & Assoc. PSRA LICENCE NO 002141 Society of Chartered Surveyors Ireland RICS

Architects	Interiors	Solicitor
Molloy Architecture	Elk House Interiors	Beachamps

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BER A2