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# The Paddocks



COOLCOTTS LANE, WEXFORD

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# Welcome to The Paddocks



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# Modern Living

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# Tracks, Trails, Boards & Sails

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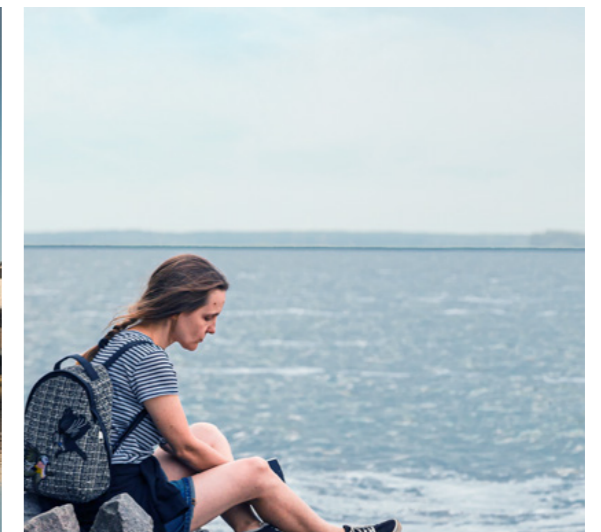
FIND IT ALL ON YOUR DOORSTEP  
AT THE PADDOCKS, WEXFORD.



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

Wexford Park

O Hanrahan Station

Wexford Racecourse

Scoil Mhuire

Wexford Hospital

ALDI

Wonderland Montessori

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



An aerial photograph of a coastal landscape at sunset. In the foreground, a rocky coastline meets the sea. A prominent lighthouse with a white and black striped tower stands on a small island or headland. Behind the lighthouse, there are several small buildings and a paved area. The background shows a wide expanse of green fields and a distant coastline under a golden sky. The sun is low on the horizon, creating a bright reflection on the water.

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# Explore the very best of the southeast coast

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



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 ADVENTURE



JOHNSTOWN CASTLE



CARRIGFOYLE LAKE



# The Paddocks

COOLCOTTS LANE, WEXFORD

## 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

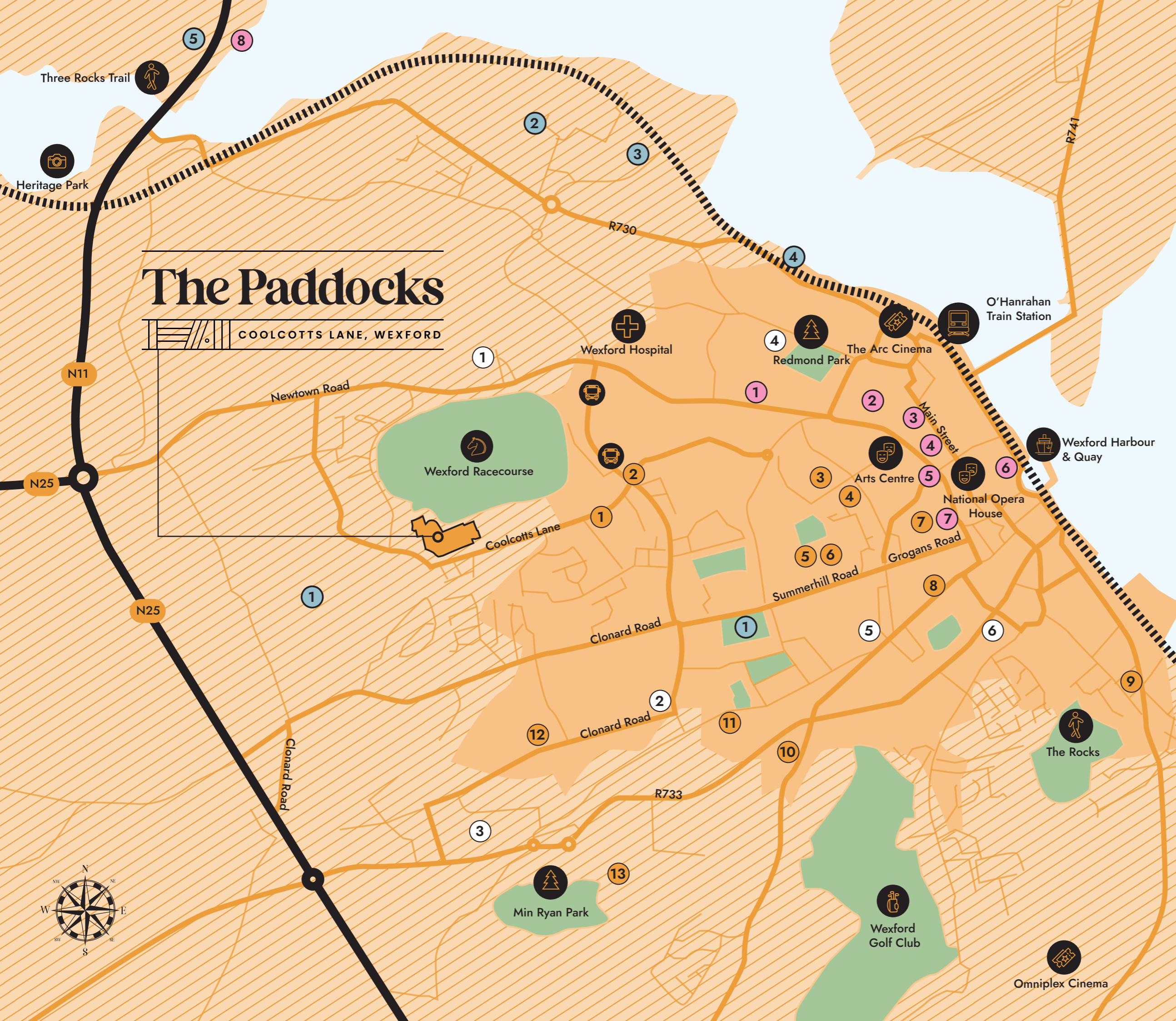
1. ALDI
2. LIDL
3. Wexford Retail Park/ ALDI
4. Dunnes Stores
5. Petitts's SuperValu
6. Tesco Superstore

### 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

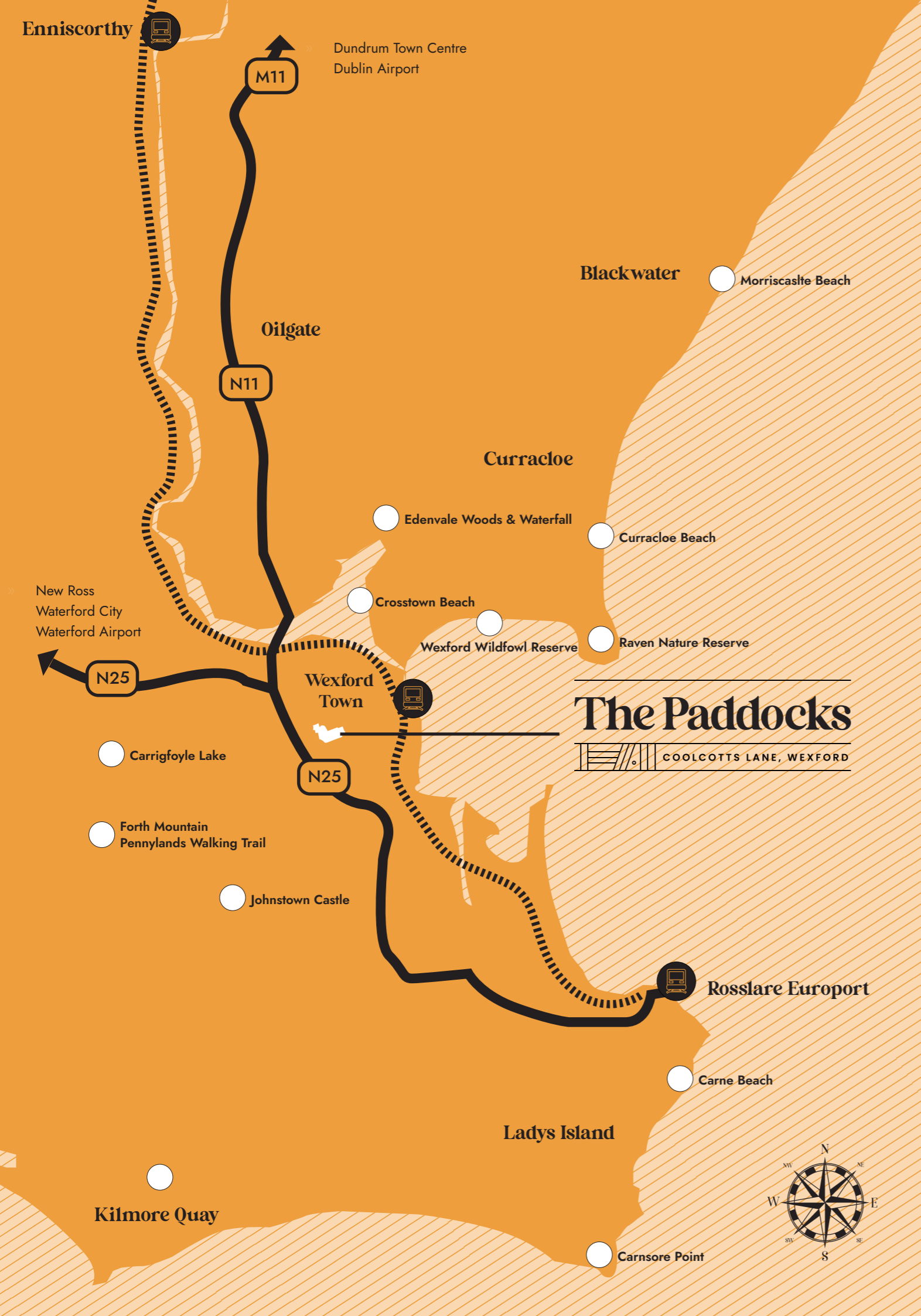
NATIONAL ROAD  
ACCESS IN UNDER 3 MINUTES

M11

TRAIN LINE

N11




N25



# 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.

 <b>Car</b>	 <b>Bus</b>
<ul style="list-style-type: none"> <li>» <b>N11 / M11</b> 2km   3mins</li> <li>» <b>Wexford Main Street</b> 3km   5mins</li> <li>» <b>Carrigfoyle Lake</b> 5km   10mins</li> <li>» <b>Curracloe Beach</b> 13km   18 mins</li> <li>» <b>Rosslare Europort</b> 22km   23mins</li> <li>» <b>Kilmore Quay</b> 24km   27mins</li> <li>» <b>Enniscorthy</b> 22km   19mins</li> <li>» <b>New Ross</b> 35km   29mins</li> </ul>	<ul style="list-style-type: none"> <li>» <b>Route WX1 &amp; WX2 bus stop</b> less than 1km (40 daily services)</li> <li>» <b>Wexford Bus pick up to Dublin/Rosslare</b> less than 2km (Hourly Services)</li> <li>» <b>Bus Eireann pick up to Dublin/Rosslare</b> less than 2.5km (Hourly Services)</li> </ul>
 <b>Train</b>	
<ul style="list-style-type: none"> <li>» <b>Wexford Train Station</b> 4 mins   2.5km Dublin Connolly - Rosslare Europort</li> </ul>	

# Move in and make it your own

THE PADDOCKS  
WHERE YOUR HOME AWAITS.



## 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. 49 - No. 49A, No. 53 - No. 54 and No. 59 - No.60 have front of house driveways with two car parking spaces.
- 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.

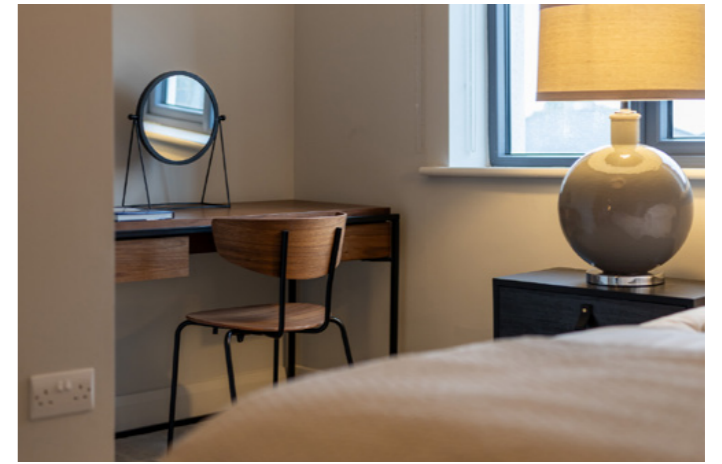


The interiors have been  
tastefully staged by  
Elk House Interiors



**BER** A2





# House Types



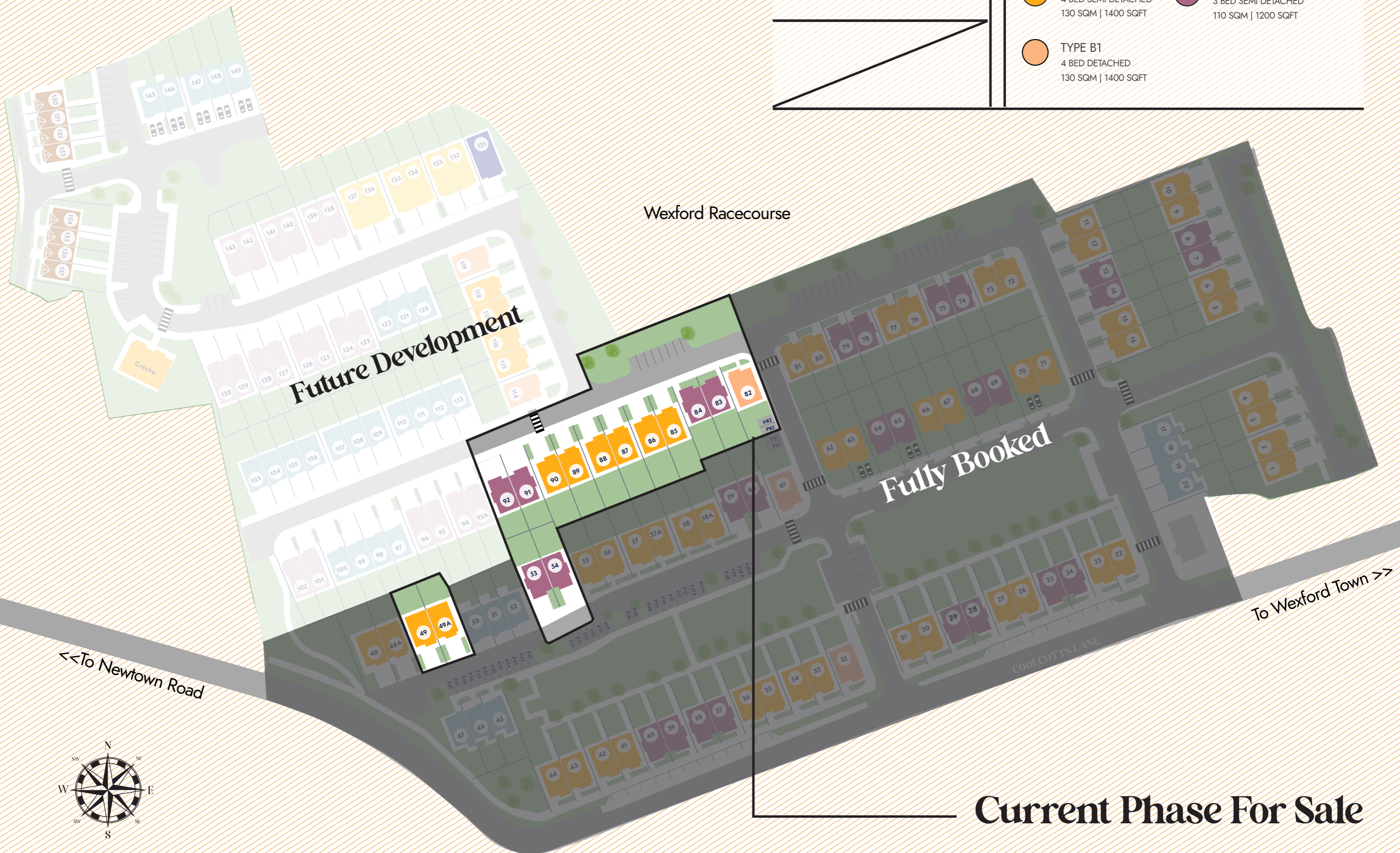
TYPE B  
4 BED SEMI DETACHED  
130 SQM | 1400 SQFT



TYPE C  
3 BED SEMI DETACHED  
110 SQM | 1200 SQFT



TYPE B1  
4 BED DETACHED  
130 SQM | 1400 SQFT

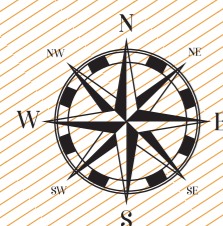


**Future Development**

Wexford Racecourse

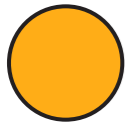
**Fully Booked**

**Current Phase For Sale**

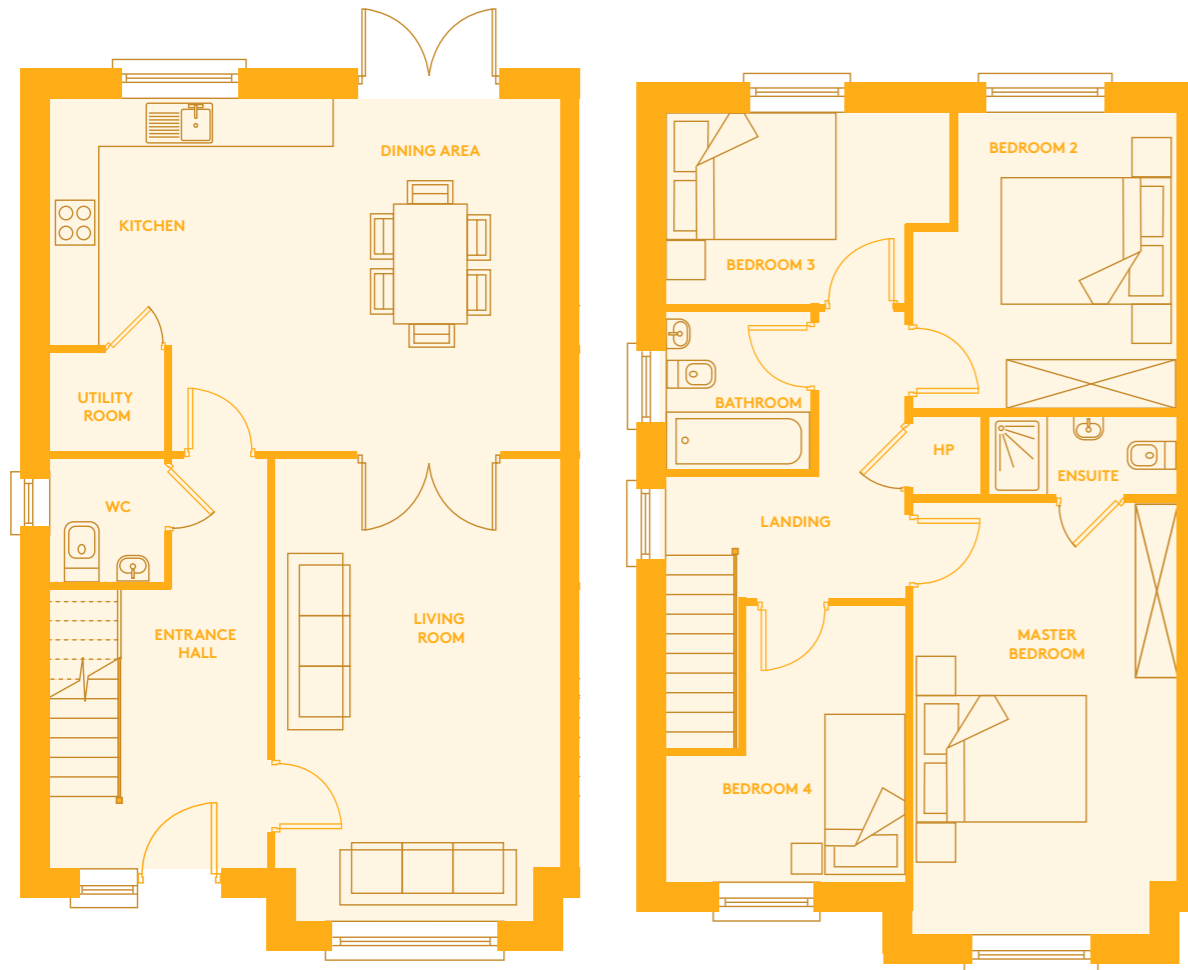


<<To Newtown Road

To Wexford Town >>

	<b>TYPE B</b>	4 BED SEMI DETACHED 130 SQM   1400 SQFT	
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## Floor Plans



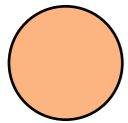
GROUND FLOOR

FIRST FLOOR

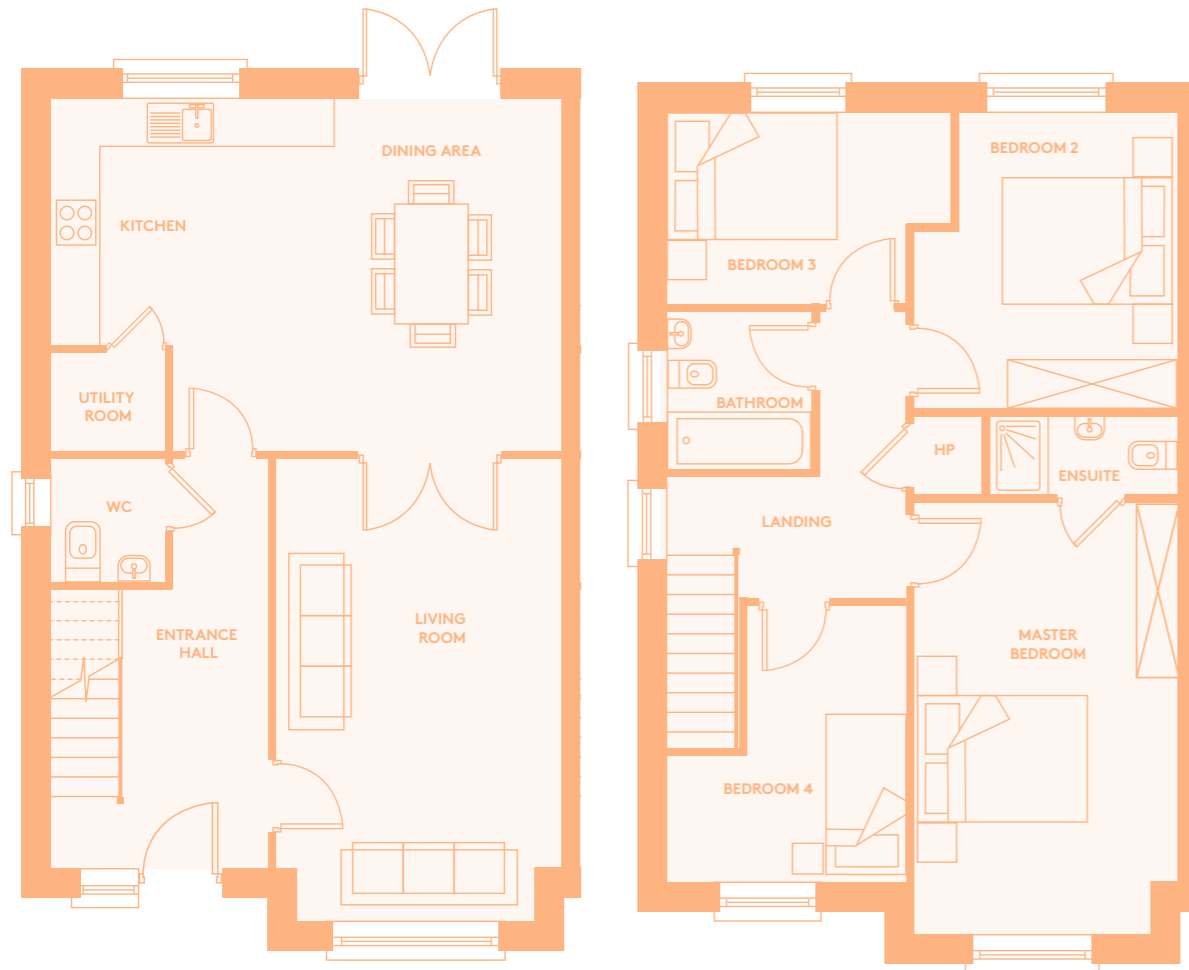
Plans and dimensions are indicative only and subject to change.  
 The finished home may therefore vary from the information provided.



TYPE B

	<b>TYPE B1</b>	<b>4 BED DETACHED</b> <b>130 SQM   1400 SQFT</b>	
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## Floor Plans



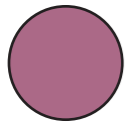
GROUND FLOOR

FIRST FLOOR

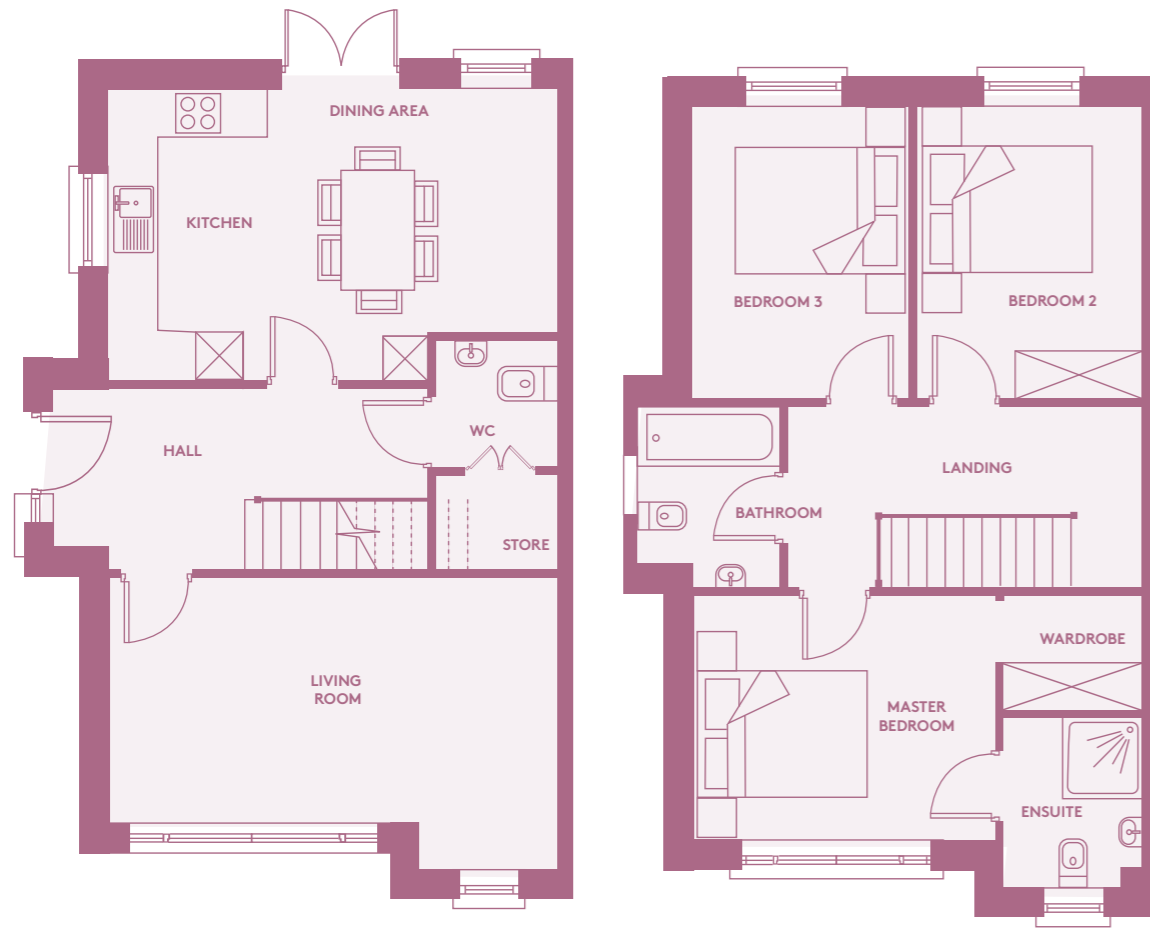
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FOR ILLUSTRATION  
 PURPOSES ONLY

	<b>TYPE C</b>	<b>3 BED SEMI DETACHED</b> 110 SQM   1200 SQFT	
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## Floor Plans



GROUND FLOOR

FIRST FLOOR

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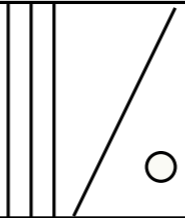








# Professional Team

All enquiries to:

053 9144393 | [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



Developer		Selling Agent	
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Architects Molloy Architecture	Interiors Elk House Interiors	Solicitor Beachamps	

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