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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.

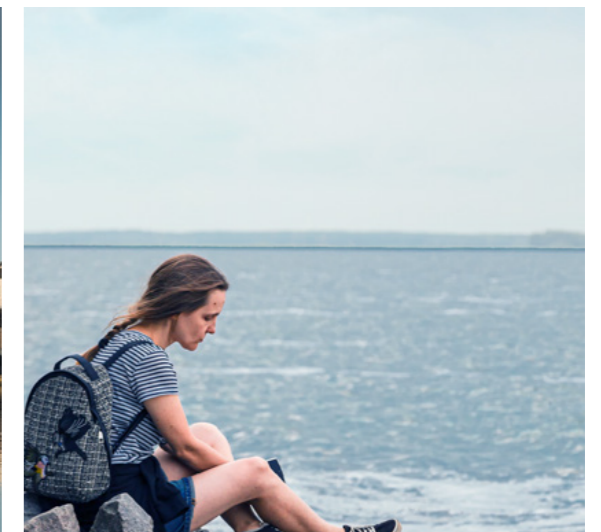




NATIONAL  
OPERA HOUSE



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

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





An aerial photograph of a lighthouse situated on a rocky coastline. The lighthouse is white with a black band around its middle and a red top. It is surrounded by a small white building and a paved area. The coastline is rugged with dark rocks and waves crashing against them. In the background, there are green fields and a body of water under a golden sunset 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

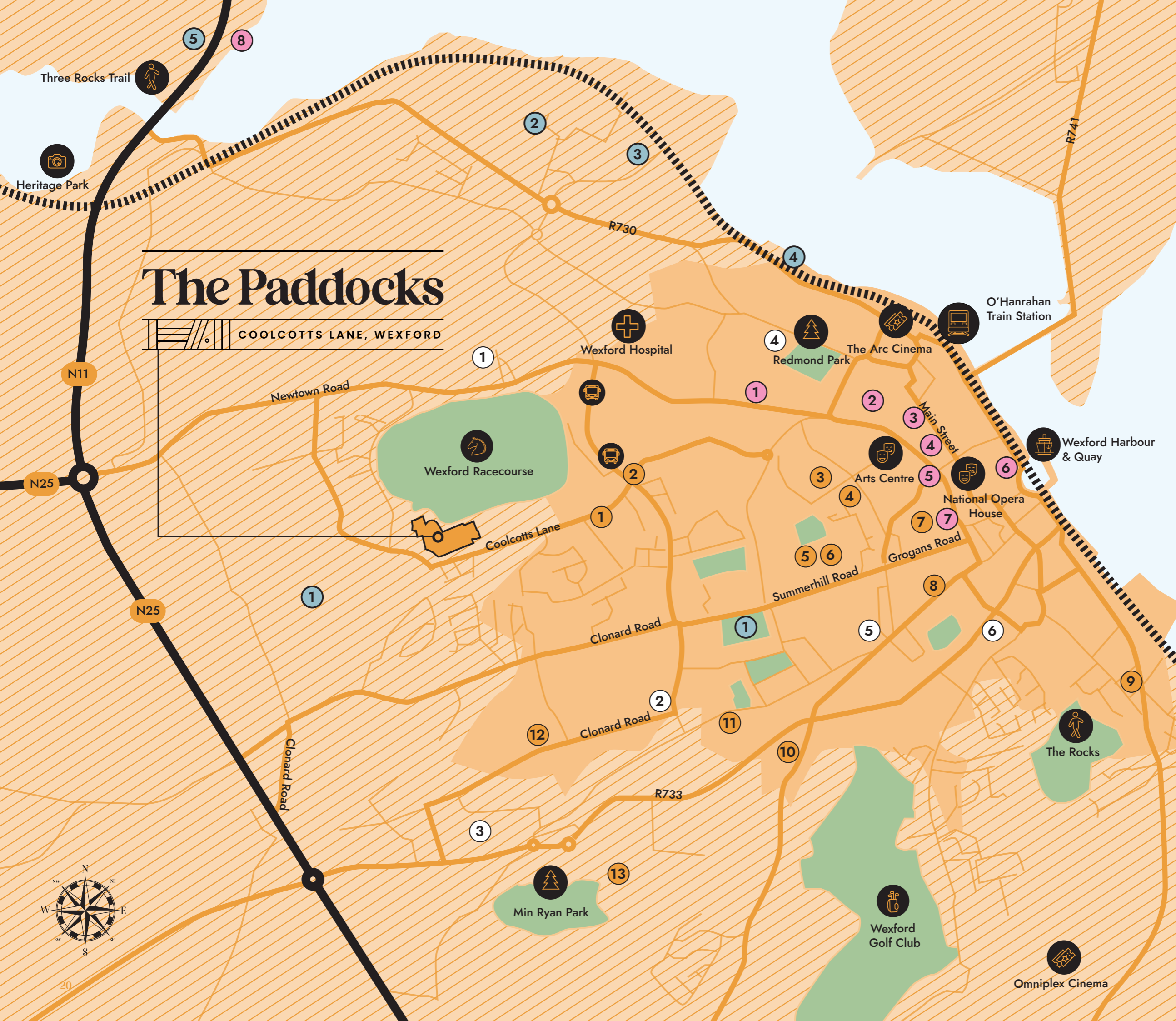


JOHNSTOWN CASTLE



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

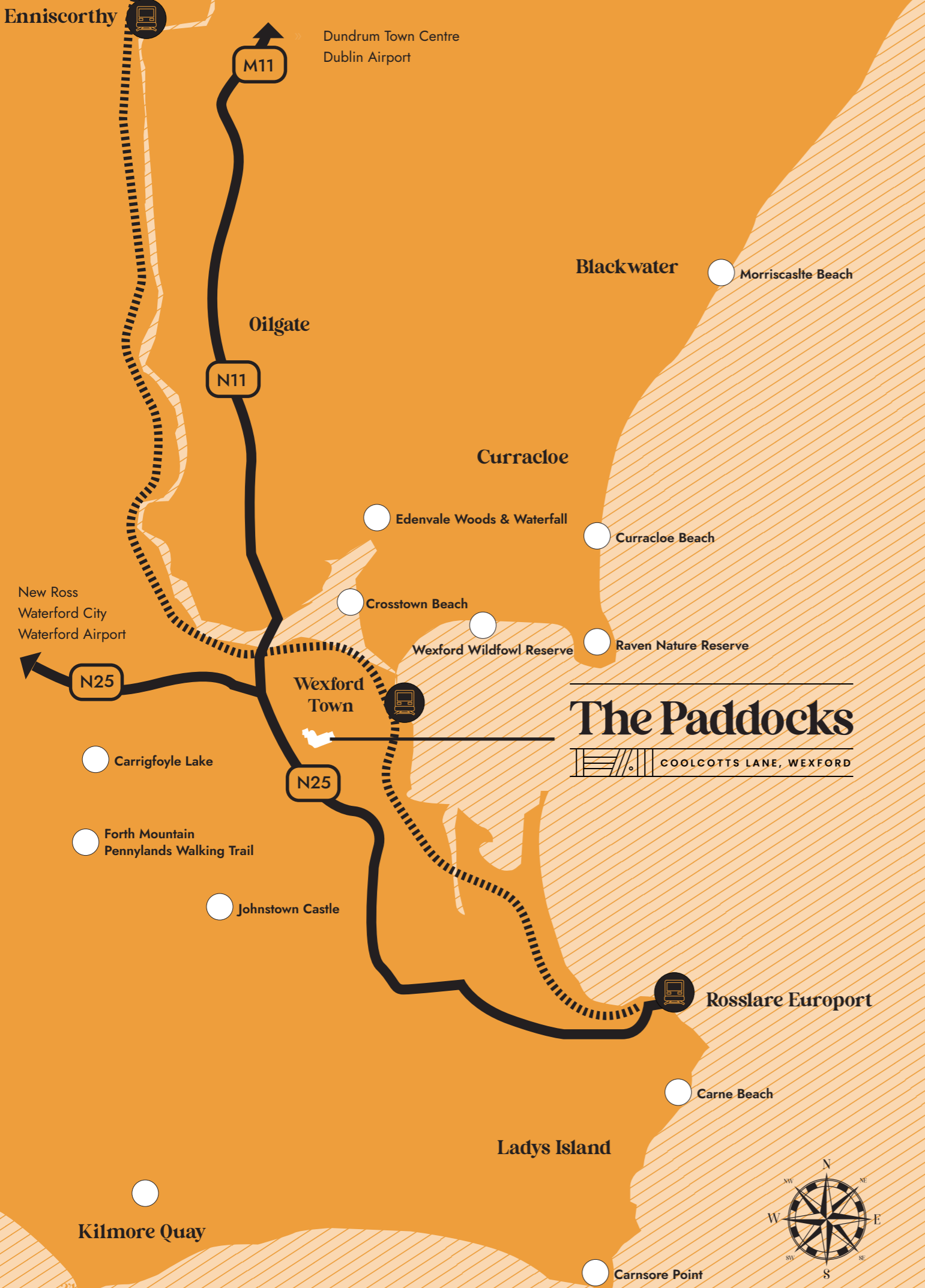
M11

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> <li>» <b>Waterford City</b> 55km   48mins</li> <li>» <b>Waterford Airport</b> 64km   55mins</li> <li>» <b>Dundrum Town Centre</b> 130km   1hr 28mins</li> <li>» <b>Dublin Airport</b> 161km   1hr 50mins</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.
- Fully fitted kitchen including all appliances and tiled splashback with 100ml Upstanding Stone, same as counter top – Premium Quartz.
- Utility room pressed space for a counter – housing to heat pump, space for washing machine and dryer.
- Air source heat pump with underfloor on the ground floor and wall mounted radiators on first floor with a 24/7 programable heating control.
- Solid timber staircase.
- Quality Brassware contemporary sanitaryware throughout all bathrooms with 5-year guarantee.
- Chrome heated towel rail to main and ensuite bathroom.
- Tiling to all bathrooms (supplier Tubs & Tiles) to include floors, two walls over shower /bath area & floor to ceiling on shower enclosure areas. Ground floor bathroom with tiled floors.
- Built in wardrobes in two primary bedrooms and where a master bedroom has a walk-in-wardrobes fitted shelves & rails.
- Airing press shelved.
- Painted internally & externally.
- Wired for SIRO fibre broadband.
- Wired for cable tv and satellite ready for connection.

- Provision for a wired alarm control panel.
- Attic partially floored with a pull-down airtight access ladder.
- 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.
- Granite Stone Patio to rear gardens.
- Gardens – levelled & seeded.
- Concrete post and panel fencing on the rear boundary walls.
- Ducting for electric car charging point.
- Wall mounted lighting to the front and rear.
- Outside tap.
- Outside Electric Socket.

### PARKING

- Each home has private parking on own driveway in Phase 1.

### 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.

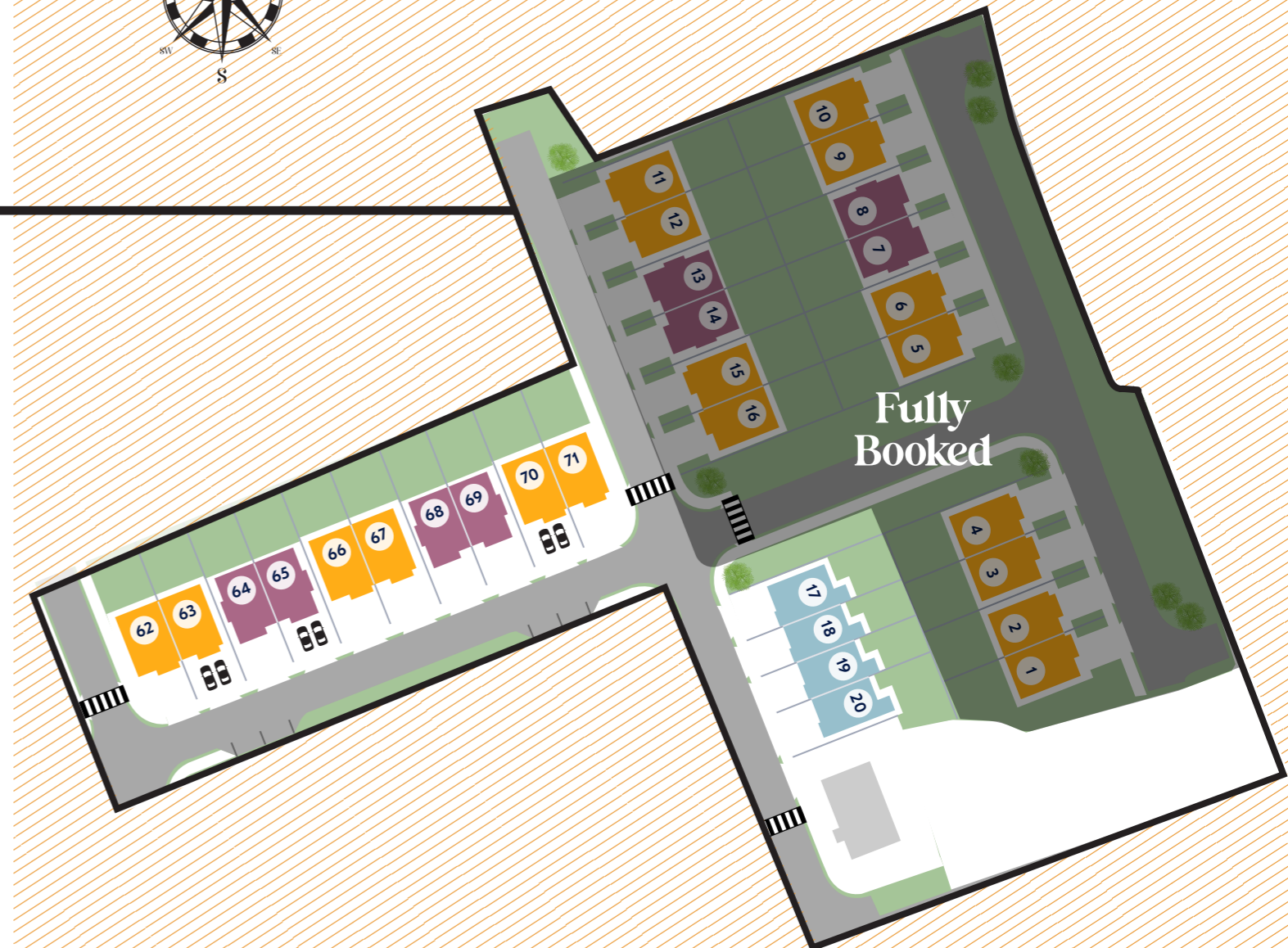
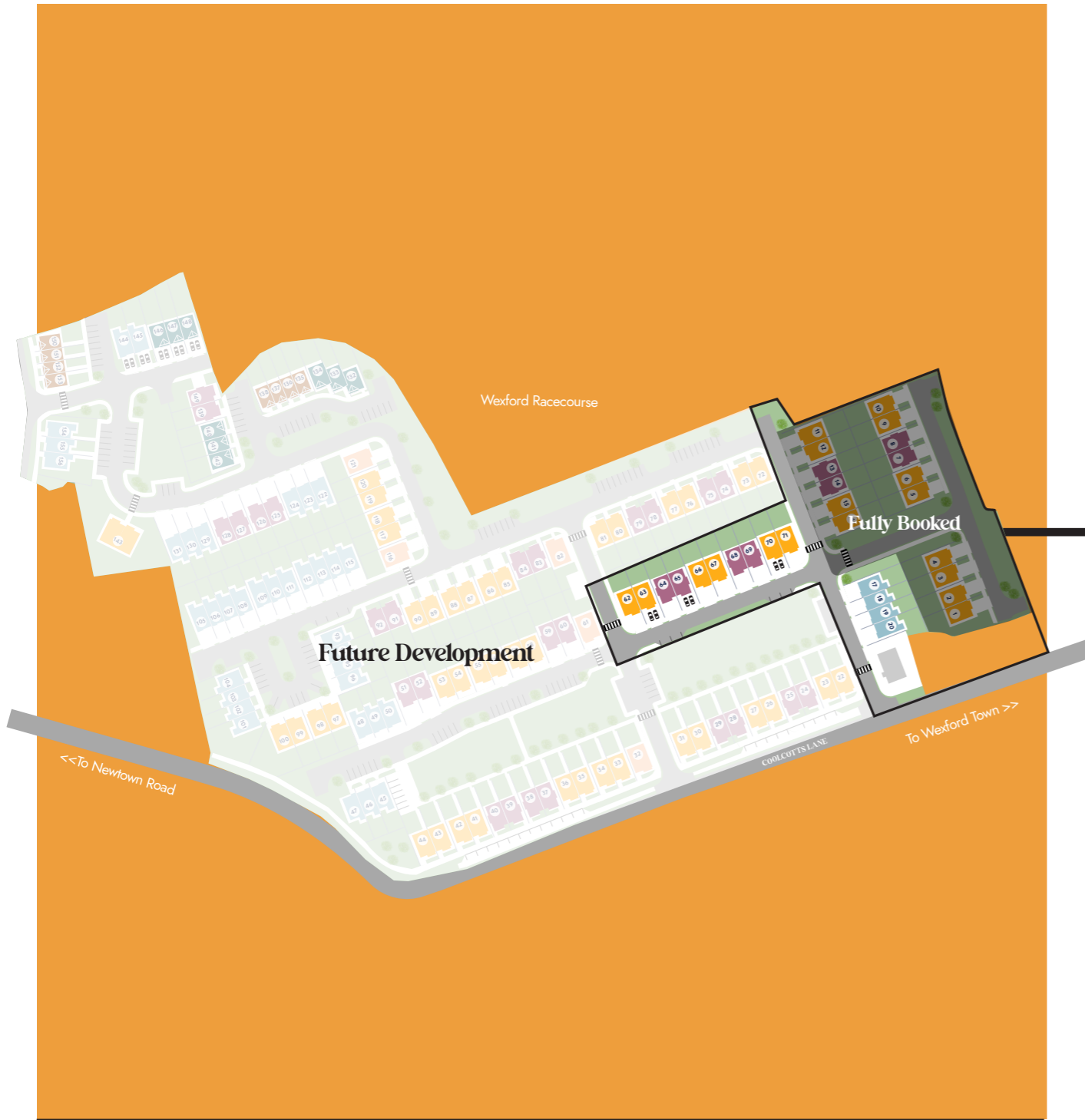
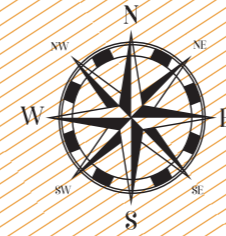


The interiors have been tastefully staged by Elk House Interiors






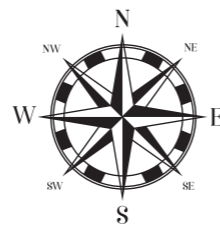


# Phase 1 & 2 Site Plan

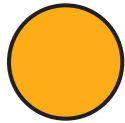


## House Types

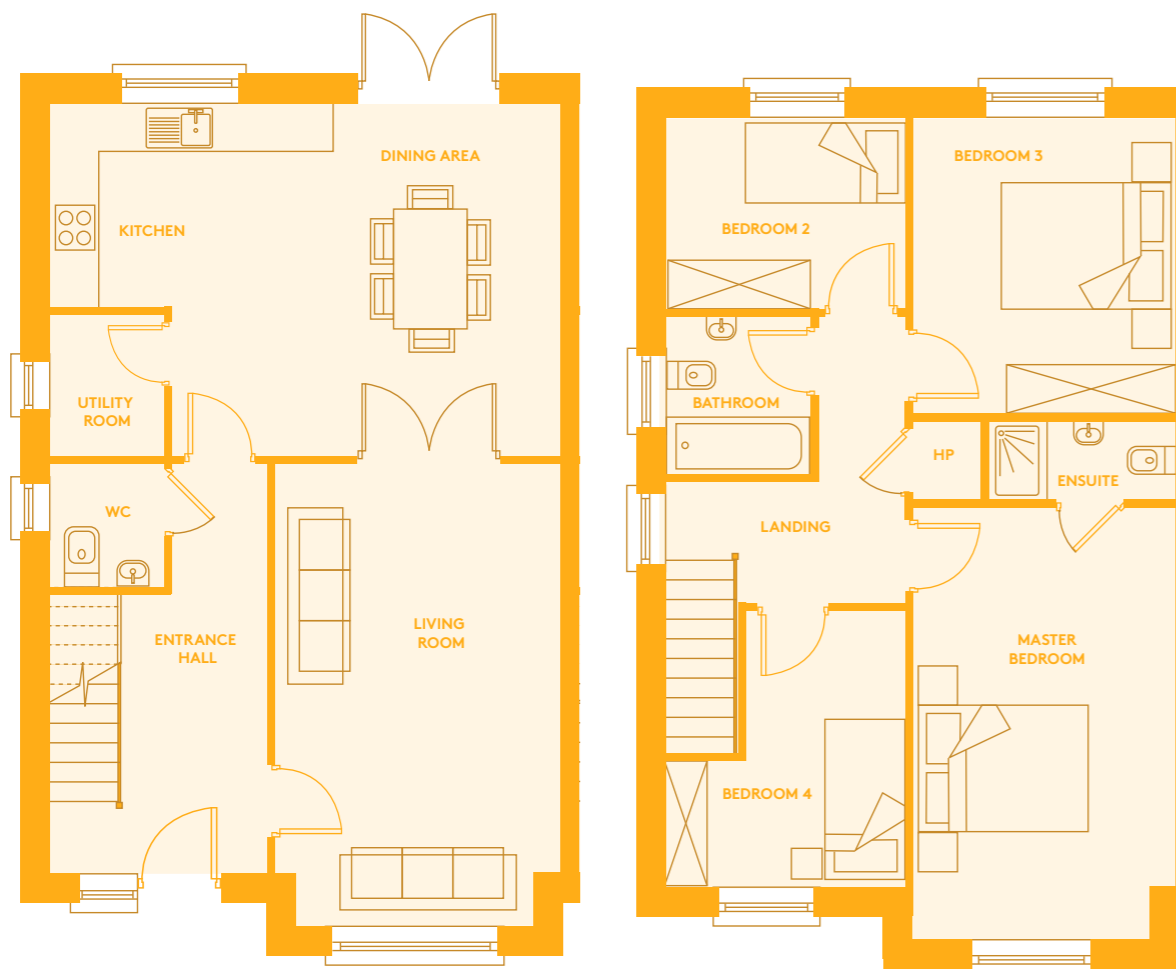
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**TYPE B**  
 4 SEMI DETACHED  
 130 SQM | 1400 SQFT
- 
**TYPE C**  
 3 BED SEMI DETACHED  
 110 SQM | 1200 SQFT
- 
**TYPE D**  
 3 BED MID & END TERRACE  
 109 SQM | 1175 SQFT





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



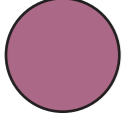
GROUND FLOOR

SECOND FLOOR

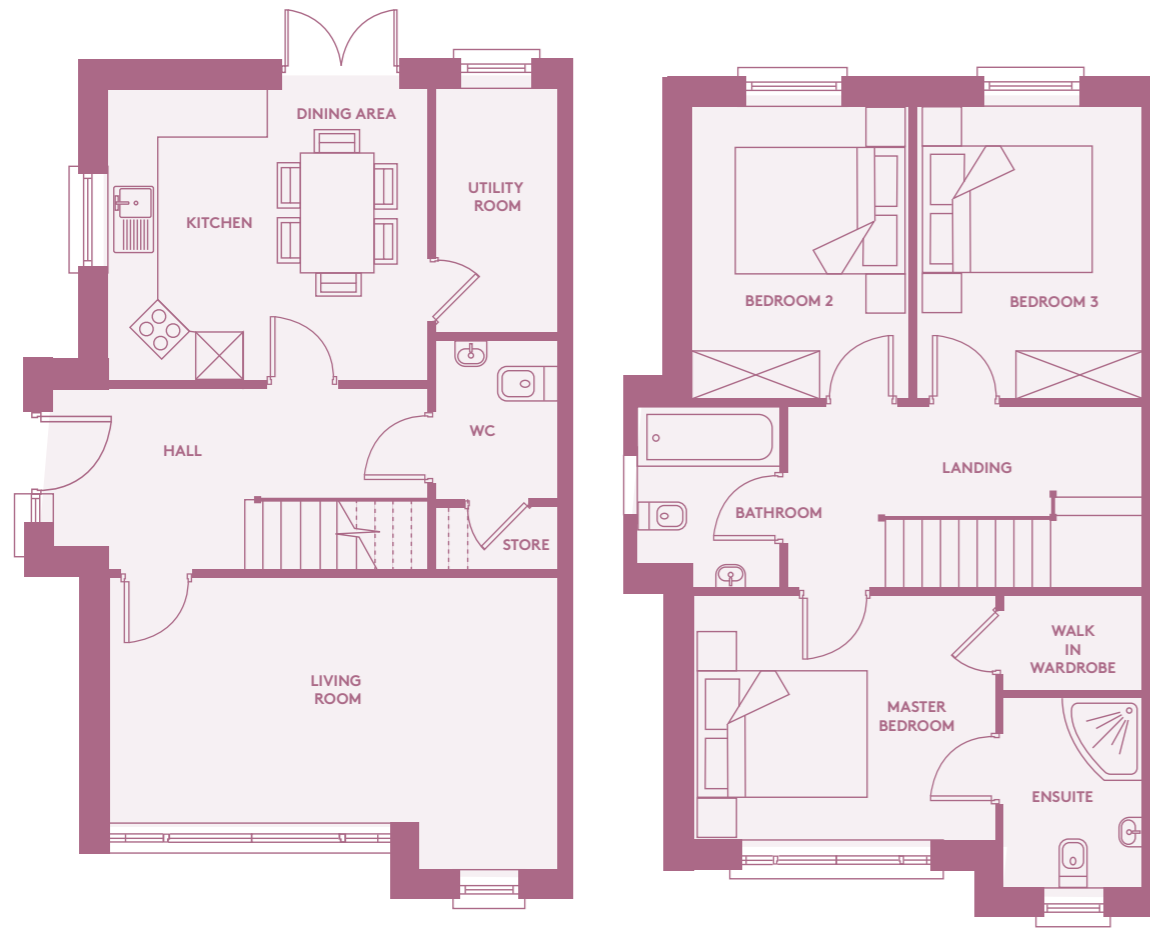
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 The finished home may therefore vary from the information provided.





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



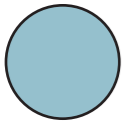
GROUND FLOOR

SECOND FLOOR

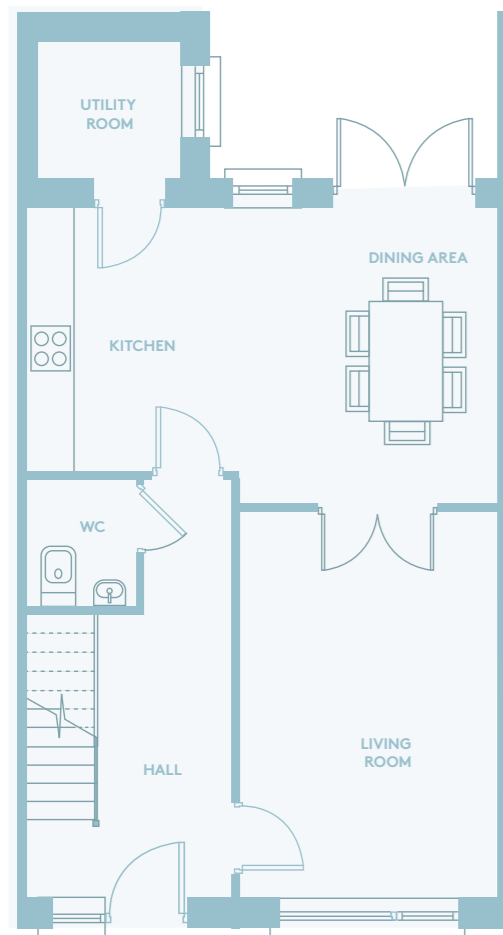
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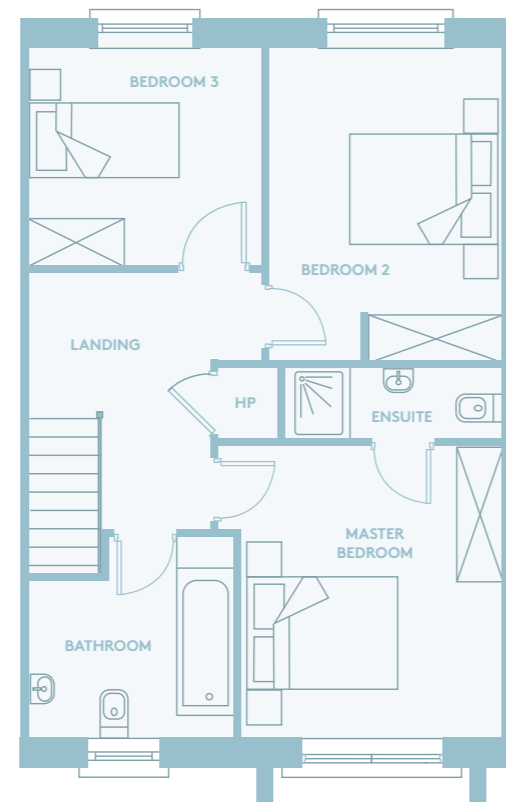


	<p><b>TYPE D</b></p>	<p>3 BED MID &amp; END TERRACE 109 SQM   1175 SQFT</p>	
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## Floor Plans



GROUND FLOOR



SECOND FLOOR

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# Professional Team

All enquiries to:

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

Developer		Selling Agent	
 <p>CFO Construction Ltd. Orchid Homes, 92/93 St Stephens Green, Dublin 2</p>		 <p>PSRA LICENCE NO 002141</p>  	
Architects Molloy Architecture	Interiors Elk House Interiors	Solicitor Beachamps	

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