THE

PADDOCKS

WILLIAMSTOWN | WATERFORD

paddockswilliamstown.ie

TO DUNGARVAN VIA N25
GREENWAY
WATERFORD INSTITUTE OF TECHNOLOGY
KILKENNY WATERFORD BRIDGE
RIVER SUIR
THE QUAY
WATERFORD CITY
UNIVERSITY HOSPITAL WATERFORD
THE
PADDOCKS
WILLIAMSTOWN | WATERFORD

SITE PLAN

FIND THE HOME FOR YOU

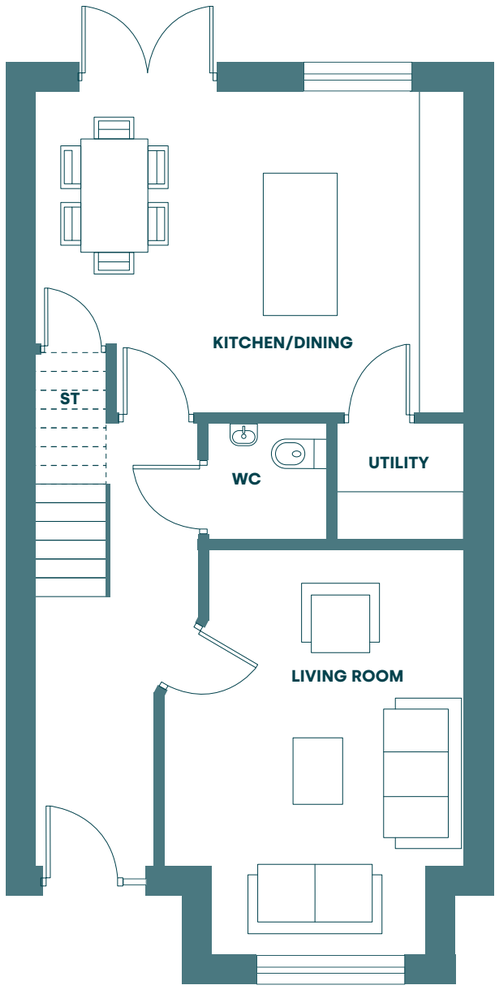
THE OAK	2 BED MID TERRACE 79.2 SQM | 852 SQFT
THE SYCAMORE	3 BED SEMI-DETACHED 113.7 SQM | 1224 SQFT
THE BIRCH	3 BED SEMI DETACHED 105 SQM | 1130 SQFT
THE POPLAR	3 BED MID TERRACE 102 SQM | 1098 SQFT
THE HAZEL	3 BED MID TERRACE 110 SQM | 1185 SQFT
THE BEECH	3 BED DETACHED | SEMI DETACHED 119 SQM | 1280 SQFT
THE ASH	3 BED SEMI DETACHED 116.2 SQM | 1251 SQFT * AFFORDABLE HOMES
THE PINE	4 BED SEMI DETACHED 144 SQM |1538 SQFT
THE ELM	4 BED DETACHED | SEMI DETACHED 153 SQM | 1647 SQFT
THE WILLOW	1 BED APARTMENT 56.85 SQM | 601 SQFT
THE HOLLY	1 BED APARTMENT 63.85 SQM | 688 SQFT

THE
PADDOCKS
WILLIAMSTOWN | WATERFORD

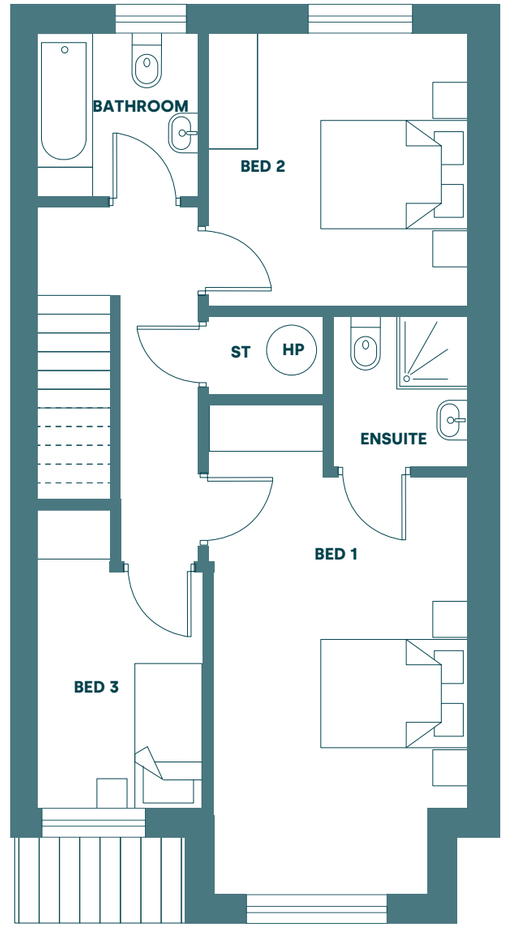
3 BED SEMI-DETACHED

116.2 SQM | 1251 SQFT

THE ASH



GROUND FLOOR



FIRST FLOOR

Plans are for illustrative purposes and are subject to change

EVERY

HOME

FINISHED TO HIGH SPECIFICATION

THE PADDOCKS OFFERS A VARIETY OF 2,3 & 4 BEDROOM HOMES FINISHED TO A HIGH STANDARD.

These are homes designed and built with the needs of all kinds of families in mind – bringing the latest contemporary finishes to bright spacious interiors, we're sure you'll feel right at home.

ENERGY EFFICIENCY

- A2 BER energy rating, all homes incorporate sustainable and renewable technology resulting in lower energy costs
- High levels of floor, wall and roof insulation throughout offering superior thermal and acoustic performance
- Centralised Mechanical Extract Ventilation (CMEV) for control of the home's ventilation requirements
- Airtight construction detailing to ensure minimal heat loss through the building fabric
- Heat pump with dual zone controls
- Energy saving LED light fittings throughout

EXTERNAL FEATURES

- Maintenance-free exteriors, with brick front / coloured render facades. Plaster render finish to sides and rear wet dash elevations with black roof tiling, PVC fascia, soffits, gutters and downpipes
- uPVC high performance double glazed windows with low U-Value for energy efficiency
- uPVC panelled front door with multi point locking system
- uPVC glazed patio doors to private seeded rear gardens with solid dividing fence
- Side passage gate (where applicable)
- External lighting to front & rear door
- Paved front driveways to accommodate individual parking for two cars (where applicable)

INTERIOR FINISHES

- Walls and ceilings are finished smooth and painted throughout with vinyl matt paint finish
- Shaker doors internally with contemporary brushed chrome ironmongery
- Timber staircase with painted balustrade and varnished timber handrail
- Contemporary grooved skirting boards and architraves with satinwood paint finish

MECHANICAL, ELECTRICAL & MEDIA

- Air to water heat pump unit complete with intuitive user interface
- Two zone heating system with thermostatic controlled radiators throughout ensuring continuous comfort levels
- Future proofing for electric car charging point for own curtilage parking (where applicable)
- Wired for super fast fibre-optic broadband services
- Generous allocation of sockets and switches throughout.
- TV connection point in living room, and master bedroom

BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom, ensuite and downstairs wc's
- Shower enclosure complete with pressurized water supply, House Types "Birch & Poplar" Bath only to main bathroom
- Pressurized hot and cold water throughout
- Heated towel rails in ensuites & main bathroom
- Elegant contemporary sanitary ware with Chrome fittings
- Dual flush water efficient toilets throughout

KITCHENS & UTILITY ROOMS

- Exceptional contemporary engineered kitchens incorporating soft-close doors/ drawers complete with splash backs
- Most homes have an island unit/breakfast bar
- Stainless steel sink with mixing tap
- Utility room is plumbed to receive washing machine and dryer and is fitted with additional countertop workspace

SECURITY & SAFETY

- Smoke and heat detectors fitted in line with current regulations
- Superior locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows

ACCESSIBILITY

- The development is designed to comply with all requirements of TGD Part M - Access and Use
- Additionally, the design follows the guidance set down in Building for Everyone: A Universal Design Approach

ORMONDE HOMES

BUILT ON EXPERIENCE

Based in Kilkenny, in the South East, Ormonde Construction was established in 2001. We have completed a number of projects in both the public and private sector ranging from Commercial/retail, Industrial, Primary/Nursing care, Educational and Residential, including Design and Build. At Ormonde Construction quality standards are essential for delivering successful projects that meet the expectations of clients, stakeholders, and end users. Paying attention to customer requests is crucial. It is imperative that we are on the same page as our clients and other professionals who are working on the project.

www.ormondeconstruction.ie

DROUGHILL LAWNS

BREAGAGH VALLEY

CASTLE OAKS

WALKIN STREET

MARKET SQUARE

DEVELOPER

ORMONDE HOMES

www.ormondeconstruction.ie

SELLING AGENT

Sherry FitzGerald
John Rohan

PSRA.: 001001

051 843880

www. sherryfitz.ie

SOLICITOR

Poe Kiely Hogan Lanigan Solicitors
21 Patrick St, Gardens Kilkenny

ARCHITECT

Brian Dunlop Architects
15 Patrick St, Gardens, Kilkenny

BROCHURE DESIGN

Byron Creative
www.byroncreative.ie

DISCLAIMER & CONDITIONS TO BE NOTED: The information in this document including any plans, images, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative only and intended to act as a guide. Any such information plans, images, descriptions, specifications, or dimensions including any information or details which may be given verbally should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale and any measurements are based on approximate gross internal areas which are estimates only and may vary. It should also be noted that the Developer may make changes to design, features, finishes and specifications. Therefore the finished home may therefore vary from the information provided, and it is recommended prospective buyers make their own enquiries and satisfy themselves, by inspection or otherwise as to the correctness of each of the statements in this document. Information about local amenities and transport is provided as a guide only and may be subject to change. The Developer does not authorize Sherry Fitzgerald or its staff to make or give any representation or warranty in respect of this development or any part of it. All statements contained in this document are made without responsibility on the part of the Developer. Separately, a full copy of Sherry Fitzgerald's general brochure conditions can be viewed at www.sherryfitz.ie/terms or can be requested from your local Sherry Fitzgerald office.

BER A2

paddockswilliamstown.ie