



# Park View

BRIDGETOWN • CO. WEXFORD



# Be The First To Call It Home

## *Welcome to* **Park View**

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Nestled in the heart of the village of Bridgetown, Park View is an exceptional new development of beautifully designed A-rated 2, 3 and 4 bedroom homes. Thoughtfully planned and built to the highest modern standards, Park View combines energy efficiency, contemporary style, and the comfort of spacious family living in one of County Wexford's most charming settings.

Each home at Park View has been crafted with today's lifestyles in mind. Bright, open-plan interiors maximise natural light, while high levels of insulation, advanced heating systems, and quality finishes ensure comfort, sustainability, and lower energy costs year-round. Whether you're a first-time buyer, growing family, looking to downsize or invest in a holiday home, without compromise, Park View offers a home to suit every stage of life.

Every home is turnkey, featuring quality finishes, contemporary kitchen, complete with premium Whirlpool appliances, stylish completed bathrooms, and finished flooring throughout. Simply step inside, unpack and start enjoying the comfort and convenience of your brand new home.

The developer, Practical Homes is a Kilkenny based company with over 30 years experience in building houses. During those 30 years, they have completed multiple developments and are delighted to now commence building homes in Co. Wexford in conjunction with their other sites. The developer's commitment to quality construction is evident throughout all of their locations.





# A Thriving Village Setting

Discover contemporary living in a community designed for the future — discover Park View, Bridgetown.

At Park View, you'll find the perfect balance between peaceful village life and convenient access to urban amenities. Surrounded by natural beauty and supported by a strong local infrastructure, this is a place where you can truly feel at home.

Bridgetown offers a welcoming community atmosphere with everyday essentials right on your doorstep. Residents can enjoy local shops, cafés, schools, sporting facilities, and scenic walking routes, all within easy reach. The village's strong sense of community and relaxed pace of life make it an ideal setting for families and professionals alike.

Located in the heart of County Wexford, Park View also benefits from excellent connectivity. Wexford Town is just a short drive away, offering a wider selection of retail, dining, cultural attractions, and transport links. The picturesque River Slaney and the county's renowned beaches, Kilmore Quay, Ballyhealy, Seaview and the White Hole provide endless opportunities for outdoor recreation, from coastal walks to watersports.

# On Your Doorstep

Just a short drive from Bridgetown, Kilmore Quay is one of County Wexford's most picturesque coastal villages. Renowned for its colourful harbour, traditional fishing fleet, and sweeping sea views, Kilmore Quay offers sandy beaches, renowned seafood restaurants, and a gateway to the Saltee Islands. Located within easy reach of Bridgetown, residents can enjoy the tranquillity of coastal living while remaining close to everyday amenities and village life.



## Amenities

Park View is ideally located opposite the sought-after Bridgetown College Secondary School. Within walking distance of the development are local shops, cafés, public houses, pharmacy, hair salon, takeaway, post office, childcare facilities, and a bus stop serving Wexford Town and Kilmore.

The development also benefits from excellent recreational facilities, with the public park and walking track situated directly opposite in the village.

### Schools

**Creches:** Mulrankin Pre-School & Montessori (1.4km)  
Little Breeches Playschool & Montessori, Kilcowan Upper (3.4km)  
Caroline's Preschool & Montessori, Mayglass (5km)

**Primary:** St. Fintan's Mayglass (4km)  
Kilmore NS (3km)

**Secondary:** Bridgetown College (situated directly across from the development)

# Transport Links

Ideally positioned in Bridgetown, residents benefit from excellent road connections to surrounding towns and coastal destinations. Wexford Town is just a short drive away, offering rail and bus services along with extensive retail and leisure amenities.

The scenic fishing village of Kilmore Quay and the ferry port at Rosslare Harbour are both within easy reach, providing convenient access to beaches and international travel routes.

Dublin is also comfortably accessible by car or public transport, making Bridgetown an ideal base for commuters seeking a balance between city connectivity and relaxed village living.



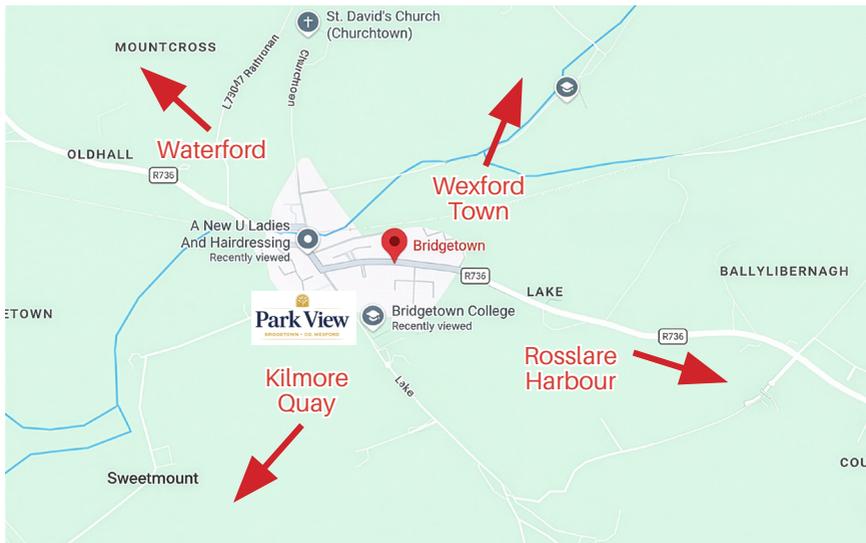
**Bus**

6 daily services Monday to Saturday with Wexford Bus



**Car**

8km to Kilmore Quay  
16km to Wexford Town  
22km to Rosslare Harbour  
60km to Waterford  
171km to Dublin



# Specifications

## Internal Finishes

- All homes are finished to an "A" BER Energy Rating
- Fully fitted kitchen with choice of 5 colours
- Whirlpool appliances: extractor fan, oven, hob, fridge freezer, dishwasher, washing machine and dryer (in 3 & 4 bedroom houses)
- Washing machine/dryer combi in 2 bedroom houses
- Tiled kitchen floor area with choice of tiles
- Tiled kitchen splashback with choice of tiles
- Utility area in 3 and 4 bedroom houses with undercounter storage and tiled floor
- Laminate flooring throughout ground floor with choice of 5 colours
- Choice of flooring on first floor (either laminate or carpet) with choice of 5 colours

## External Finish

- White render finish
- Low maintenance tarmacadam parking area
- Seeded garden
- External tap
- Double electrical socket
- Low maintenance fence between houses
- Wall mounted lighting to front and rear

- Air source heat pump
- Underfloor heating on the ground floor, with radiators on the first floor
- Zoned heating
- Guest WC with tiled floor, splashback and sanitary ware with choice of tiles
- Family bathroom with sanitary ware, and tiling to include floor, shower areas, and splashback with choice of tiles
- En-suite includes all sanitary ware with tiled floor, shower areas and splashback with choice of tiles (in 3 & 4 bedroom houses)
- House painted white or magnolia
- High performance uPVC windows for energy efficiency
- Generous sockets and lighting throughout

## Optional Extras (price on application)

- Base for sunroom (in 3 & 4 beds only)
- Completed sunroom (in 3 & 4 beds only)
- Floored attic
- Car charging point

## Guarantee

- Each home is covered by a HomeBond 10 year Structural and Latent Defect insurance.

Specifications can be subject to change.

# Site Plan



## House Types



**Type L**  
3 Bed House  
110m<sup>2</sup>



**Type M**  
2 Bed House  
85.82m<sup>2</sup>

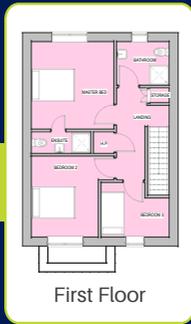


**Type N**  
4 Bed House  
132.45m<sup>2</sup>



## TYPE L

3 Bedroom Semi-Detached  
House 110m<sup>2</sup>



**House Type L (3 Bed)**

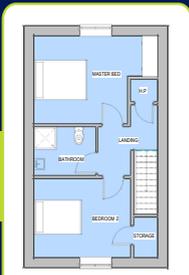


## **TYPE M**

2 Bedroom Mid Terrace  
House 85.82m<sup>2</sup>



Ground Floor



First Floor

## **House Type M (2 Bed)**



## **TYPE N**

4 Bedroom Semi-Detached  
House 132.45m<sup>2</sup>



Ground Floor



First Floor

## **House Type N (4 Bed)**

# ENNIS GOUGH

**FOR ENQUIRIES, PLEASE CONTACT:**

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**Developer:**



**PRACTICAL  
HOMES**

Details included are subject  
to contract / contract denied

PSRA Licence No. 001197

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