

The logo icon consists of two stylized, overlapping curved shapes that resemble a stylized 'S' or a pair of wings. The top shape is a light blue-grey, and the bottom shape is a darker blue-grey, creating a sense of depth and movement.

SEAVIEW COURT





HOME STARTS HERE

Welcome to Seaview Court at Rocksborough, where Milltown Developments are proud to introduce a new community of homes on the edge of historic Wexford Town. These future-proofed homes will stand the test of time whether you are a first-time buyer, downsizing, or simply looking for an A rated home in a great location

Tastefully combining modern, stylish living with a coastal setting, and offering exceptional access to Ireland's southeast and beyond, Seaview Court is ideal to put your roots down in a welcoming, well-established community in an enviable seafront location with one of Ireland's finest towns on your doorstep.

Disclaimer: These particulars are issued by Milltown Developments on the understanding that all negotiations are conducted through them. All descriptions, dimensions etc., included in these particulars, and any statements made by us or our representatives, are made in good faith but are not intended to form a basis for any Contract. Any intending Purchaser should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them before committing themselves to a Contract. Please understand that the details contained within this brochure shall not form any part of a binding agreement and no agreement shall exist or be deemed to exist between any intending Seaview Court house purchaser and the builder or their agents until such time as a formal contract has been executed in writing by both parties.



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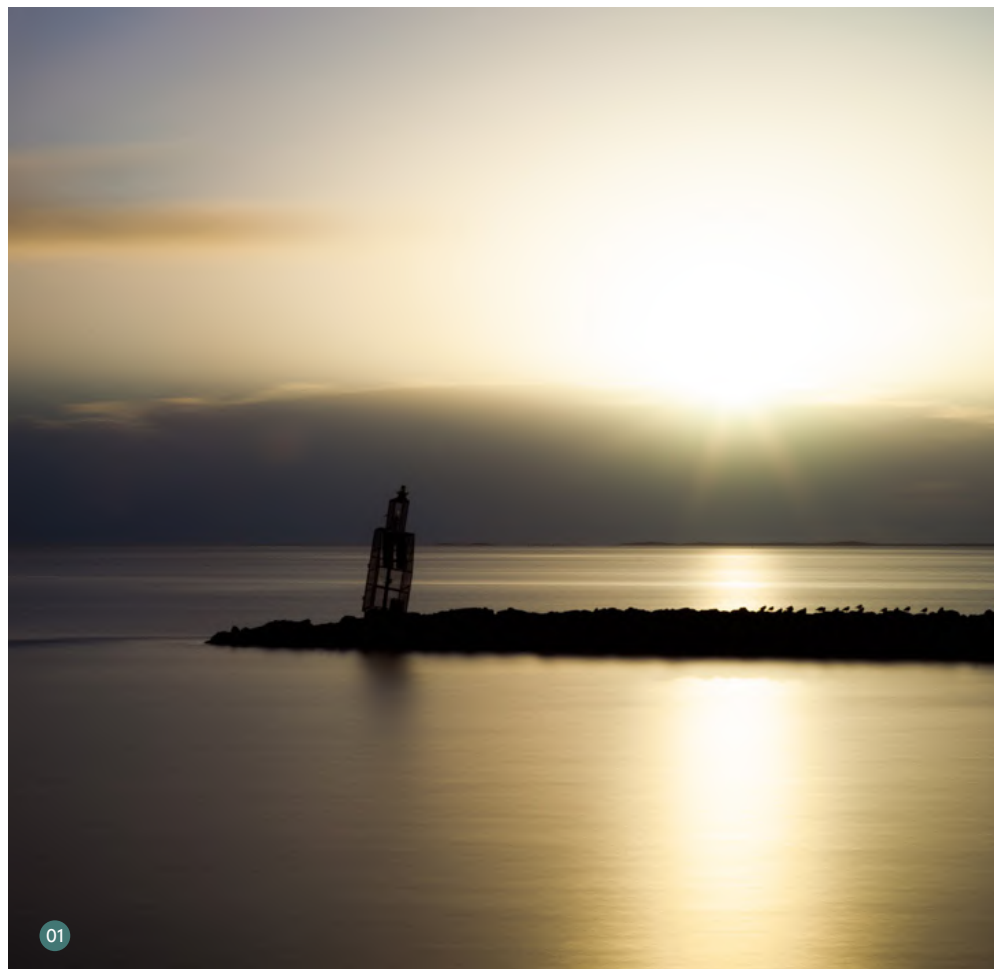
BUILT FOR LIVING

With the demands of modern life we know it is more important than ever to have opportunities to reconnect with life and nature, to breathe in the fresh air and enjoy the beauty around us. Seaview Court offers such an opportunity, looking over the Irish sea towards Raven Point next to Curracloe Beach, living here you are away from the bustle but still are in a convenient location close to key transport links and all the amenities and facilities of thriving Wexford Town.

Seaview Court has been designed to provide abundant open spaces be that looking to the sea, play/green areas for children, or just taking a stroll in the refreshing country air. The homes are A-rated to NZEB standards with high levels of insulation and energy-saving space and water heating. The exterior areas are sympathetically planted with shrubs and hedging, paved driveways and brick facades. These homes are neighboured by Kerlogue House, Rocksborough, a home dating back to the 1880s and surrounded by mature trees, adding a feeling of maturity to this lovely new development.

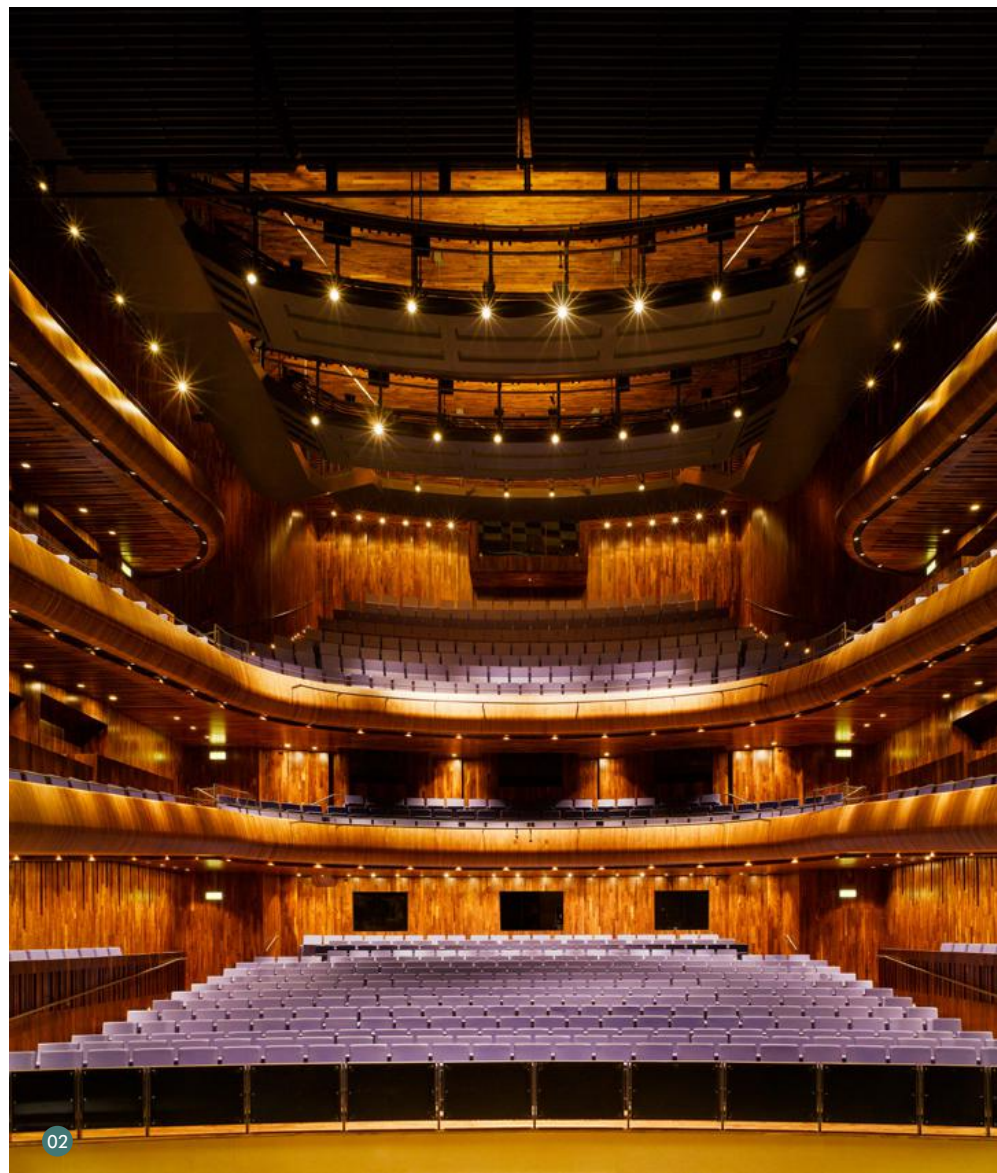
For the history buffs, the remains of a ringfort are protected under the topsoil of the green open space. An information sign will be erected here when the development and archaeology is complete.

Seaview Court is crafted to nurture a community in a space that creates a sense of belonging.



01

1. The Ballast Bank
2. National Opera House
3. Wexford Bridge



02



03

YOUR TOWN AWAITS

Wexford is unique, with its own flavours and mix of culture, shopping, social life, music, heritage and the outdoors. Seaview Court is a short trip from Wexford town centre where a host of shopping experiences, restaurants, social and cultural activities await. Frequent bus services offer a convenient way to take those trips, perhaps with a stop for a pint and to take in some local music on the way.

There is a thriving environment of small businesses, restaurants and cafés in Wexford with everything from coffee shops, family dining and gastro-pubs to fine dining with a strong culture of sourcing quality local produce, whether great

food or a craft brew, from local and artisan producers.

Wexford is famous for its beaches and none more so than Curracloe Beach. Looking to the northeast from Seaview Court you can see Raven Point which offers beautiful forest walks that bring you back onto the shores of Curracloe Beach. For those of you interested in nature there is easy access to both the Wexford Wildfowl Reserve as well as The Raven Nature Reserve. A short drive to the south brings you to Rosslare Harbour with an ever increasing offering of ferry services to Europe. To the south lie Rosslare's Blue Flag Beach, Lady's Island, Kilmore Quay and

so many more interesting and historic places to visit and enjoy.

Seaview Court benefits from the seclusion offered by the maturity of Kerlogue House but has direct access to the Rosslare Road, which extends northwards to Wexford Town and onwards either by beautiful coast roads with an unending choice of beaches, or by joining the N11/M11 towards Dublin and beyond. The Rosslare Road is a key link which also connects you to the southeast coastline with its many coastal towns, beaches and landmarks, and equally to the N25 which brings you west towards Waterford, Cork and beyond.



1. The Bullring
2. Frank's Place
3. Green Acres
4. Trimmer's Lane Café
5. The Crown Quarter



DISCOVER LOCAL FAVOURITES

Living in Seaview Court, you will have an abundance of excellent Town amenities on your doorstep. With a host of parks, playgrounds, cinemas and swimming pools, there are also gardens and heritage sites spotted around this busy town. Wexford also offers a modern library, and the 2km of South and North Main Street offer many bookshops, boutiques and big brand shops, curio and furniture shops, and all this is intermingled with cafés, bars and every type of eatery you could desire.

In the heart of Ireland's Ancient East and on the Norman Trail, Wexford is steeped in history and therefore offers a wealth of interesting heritage sites with castles, forts and churches to discover. The Irish National Heritage Park lies to the northwest of Seaview Court, while Johnstown Castle and Gardens lies to the southeast.

Wexford is a hub of theatrical interest with musical and drama societies, dance, music classes – the list goes on. Enjoy from a

distance or get into the heart of it by joining a club or theatre group. There are also many craft groups with Wexford Library being a hub of activity, and there are also walking/hiking groups, active retirement groups – in fact, something for everyone. Wexford is abuzz all year round with festivals celebrating literature, music, the arts, theatre and Wexford's maritime heritage. The annual Wexford Festival Opera (running since the 1950s) opens Wexford Town up to a national and international audience and is supported by the famous Guinness Singing and Swinging Pubs and the entertainment provided by The Spiegel tent on the quayside.

Friendly, cosmopolitan and full of character, Wexford is highly regarded as a hub of culture and heritage that carries echoes of its rich and ancient maritime history.



ENJOY OUTDOOR LIVING

Wexford is in the heart of the Sunny South East. From Duncannon to Our Lady's Island, and Rosslare Strand to Ballymoney Beach it offers miles and miles of coastline, offering long strands, sandy beaches, coves and seaside towns. Then there are the parks, nature reserves, woodlands and the River Slaney running into Wexford Harbour.

Wexford is known for its sporting passions both on land and sea. There is a rich sporting heritage encompassing hurling and football, soccer, rugby and horse racing. It is an understatement to say that there is plenty to offer the sports enthusiasts with many sports and fitness clubs including cycling, rowing, running, hiking, sailing, sea swimming, yoga, tennis and horse riding to name but a few. Hubs for sporting include Wexford Park GAA pitch, Pairc Charman offers soccer, rugby and cricket, local golf courses include Wexford, St Helen's Bay and Rosslare golf clubs, with many equestrian centres dotted around the town. Add to this sea and river fishing and various other water sports it is safe to say you are spoiled for choice in Wexford.



1. Wexford Racecourse
2. Rosslare Golf Course
3. Rosslare Strand





01



02



03

1. Hook Lighthouse and Visitor Centre
2. Carrigfoyle Lake and Activity Centre
3. Puffins on Saltee Islands
4. The Johnstown Estate



04

STUNNING ADVENTURE AWAITS

Seaview Court allows you to be nestled in the serene side of Wexford's outdoors with a relaxing escape through its most charming natural and historical gems. Meander around Johnstown Castle, where the Gothic-Revival castle sits beside tranquil lakes and manicured woodland gardens—ideal for peaceful strolls, quiet contemplation, and afternoon tea in the on-site café. Journey to Hook Head Lighthouse and enjoy gentle coastal walks and breathtaking panoramic views while picnicking on the lush grounds. Finally, take a calming boat trip to the Saltee Islands, a protected sanctuary brimming with puffins, gannets, grey seals, and unspoiled wildlife.



LIVE WORK THRIVE

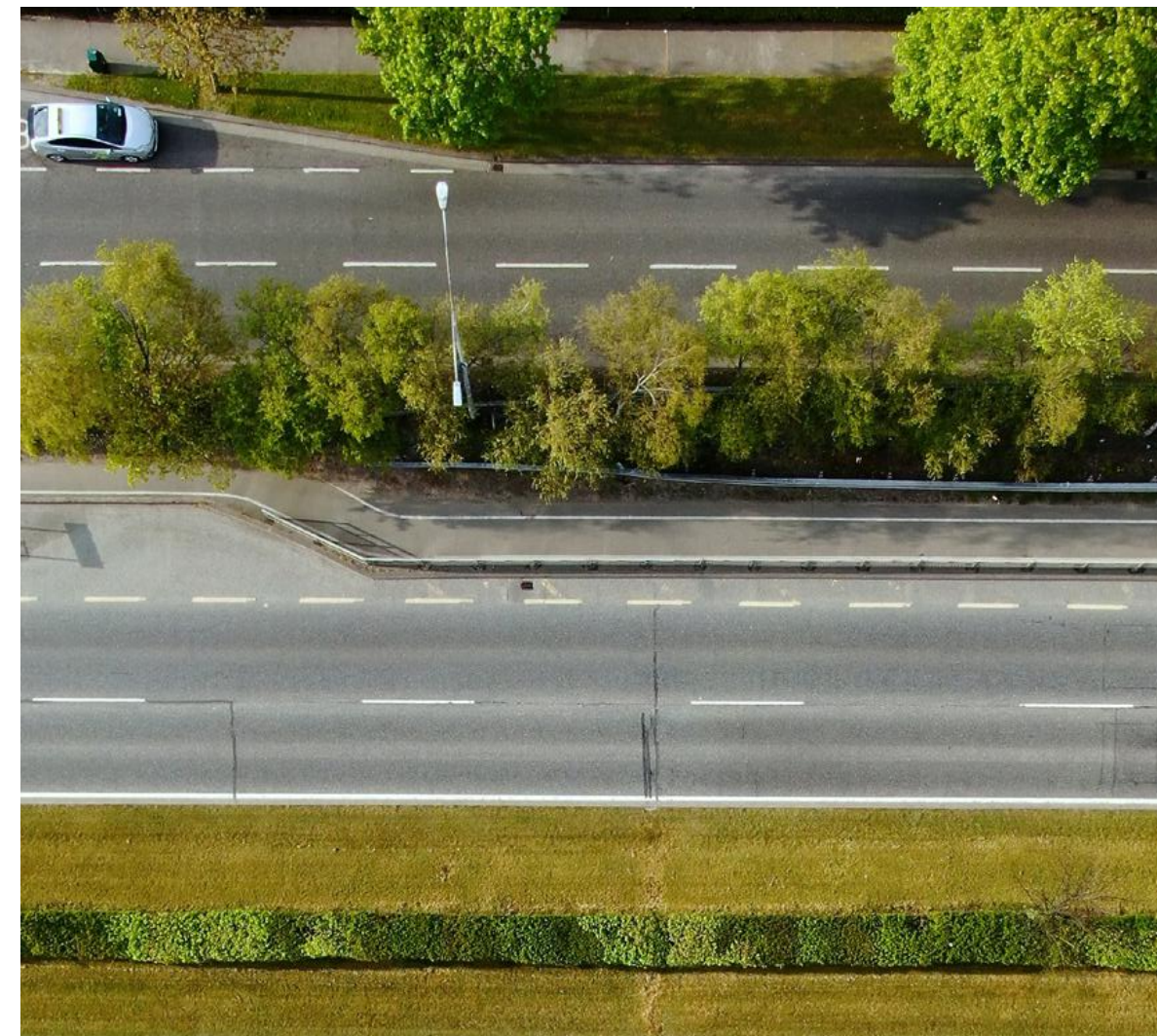
Seaview Court gives you easy access to plenty of education and personal development facilities with Wexford's great schools and colleges, opportunities for adult education and the Wexford campuses of the South East Technical University. With nearby enterprises such as Danone Nutricia and Tirlán to the north, many retail parks, and such large public sector employers such as Wexford General Hospital and Wexford County Council, there is a broad range of employment opportunities. This will be added to further with the development of such facilities as a new private hospital beside Wexford General and the development of Trinity Wharf.

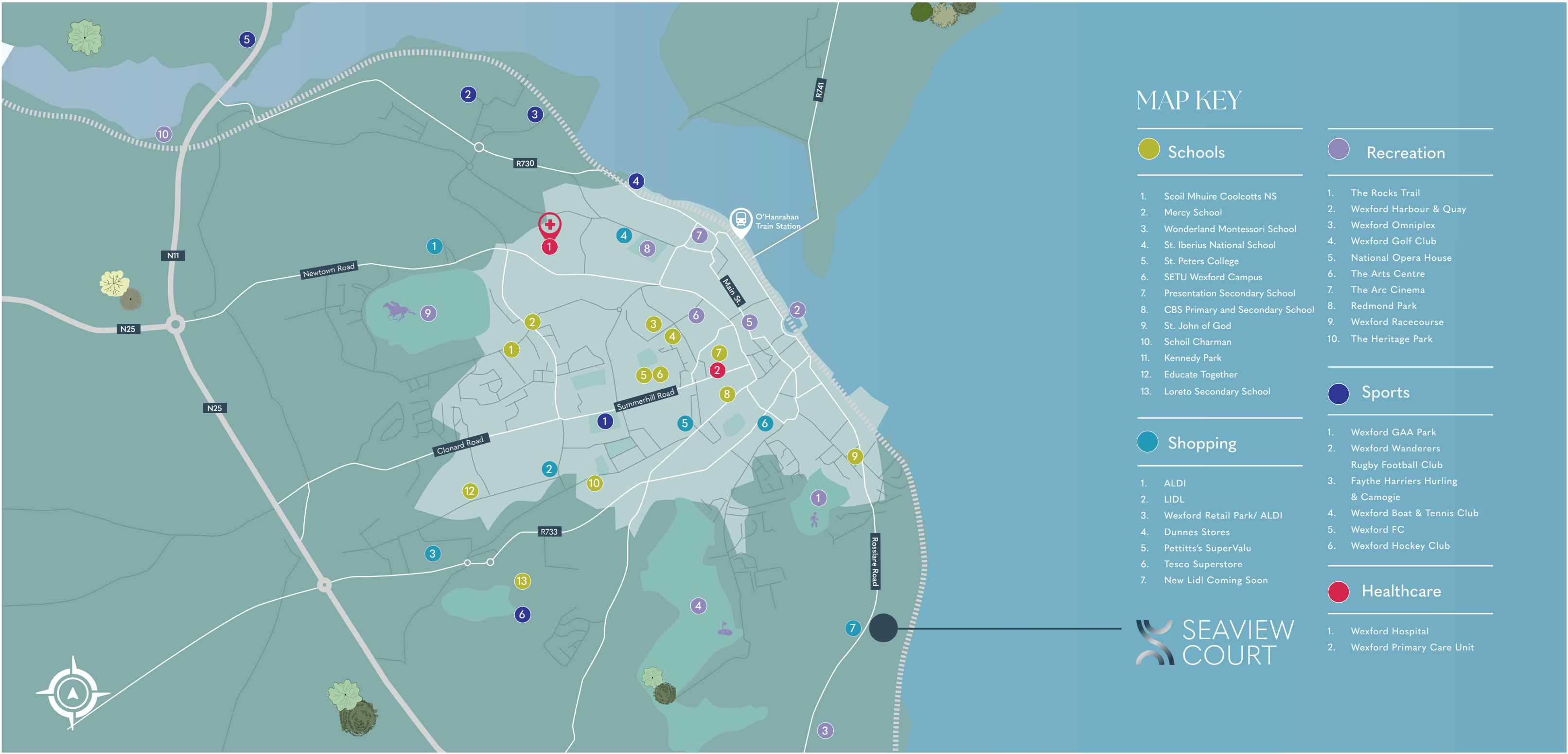




FULL OF POSSIBILITY

There is a thriving working life in Wexford with a strong mix of enterprises from small to large in all areas from education, technological, design and production through to services, sales and distribution. To the south of Seaview Court there is Sinnottstown Business Park, Zurich Insurance, Equifax and Celtic Linen. All reachable by car within 5 minutes. Wexford offers ample opportunity in education, employment and business all within an easy commute of Seaview Court.





MAP KEY

Schools

1. Scoil Mhuire Coolcotts NS
2. Mercy School
3. Wonderland Montessori School
4. St. Iberius National School
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' SuperValu
6. Tesco Superstore
7. New Lidl Coming Soon

Recreation

1. The Rocks Trail
2. Wexford Harbour & Quay
3. Wexford Omniplex
4. Wexford Golf Club
5. National Opera House
6. The Arts Centre
7. The Arc Cinema
8. Redmond Park
9. Wexford Racecourse
10. The Heritage Park

Sports

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

Healthcare

1. Wexford Hospital
2. Wexford Primary Care Unit

SEAVIEW COURT



ALL WITHIN REACH

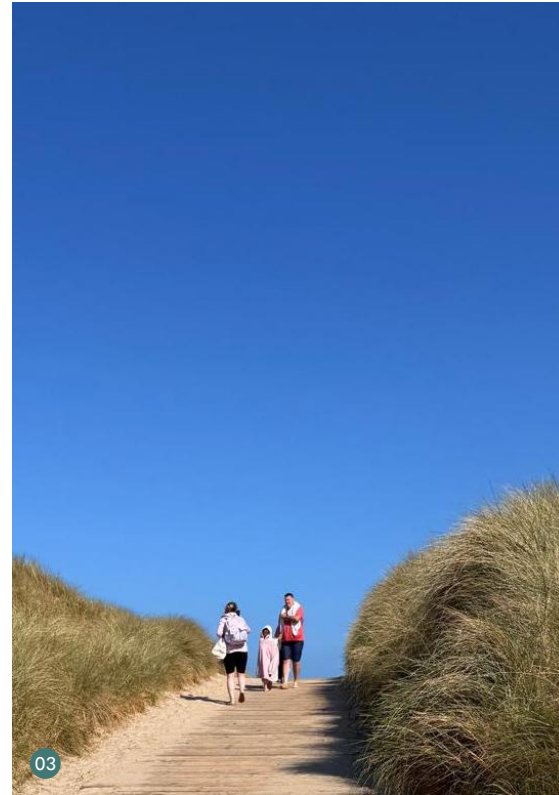


Situated midway between Wexford Bypass and Wexford town centre, Seaview Court is ideally positioned to take advantage of the amenities and facilities Wexford has to offer while retaining its own sense of place just outside the town centre. At just 2 kilometres away, Wexford Bypass provides access to the N11 and N25. Alternatively, the Rosslare Road on the doorstep of Seaview Court brings you directly into the town centre.

There is a broad range of educational opportunities with pre-schools such as creches and Montessori schools, a host of national schools, secondary schools and college campuses in Wexford Town, also within an easy reach are cinemas and children's leisure areas, and for family days out there is so much to do the list is exhaustive.

Getting in the weekly big shop is also well covered, with numerous big name grocery outlets nearby and the bonus of a new Lidl currently under construction directly opposite Seaview Court.





1. Dublin City
2. Kilmore Quay
3. Curracloe Beach
4. Waterford City

GREAT TRANSPORT LINKS

Seaview Court offers easy access to the N11/M11 north to Dublin passing alongside Enniscorthy, Gorey, Arklow, Wicklow, Greystones and Bray. To the west the N25 connects Wexford to New Ross, Waterford, Dungarvan, Youghal and on to Cork. There are local, regional and national bus services locally and in Wexford town centre as an alternative to car travel.

Wexford is uniquely positioned for convenient access to the southeast, north towards Dublin and west towards Cork, with Dublin also served by train from O'Hanrahan Station on Redmond Square in the centre of Wexford. The train station also serves Rosslare Europort to the south, a route which boasts the title of one of Europe's most scenic train journeys. This of course allows ease of access to the Dublin and Cork airports, and Rosslare Europort with its numerous ferries to the UK, France and Spain.

Train



- Wexford Train Station - 40 mins walk | 3 km
- Wexford Train station to Connolly Station Dublin - 2hr 30 mins

Buses



- Local Links
Route WX1, 381, 287 & 390 nearby
- Wexford Bus to Dublin/Rosslare (Hourly Services)
- Bus Eireann pick up to Dublin/Rosslare (Hourly Services)
- Wexford bus from Town Center to Waterford city - 1hr 10 mins

Car



- Wexford Hospital - 12 mins
- Johnstown Castle - 12 mins
- Curracloe Beach - 17 mins
- Carrigfoyle Lake - 18 mins
- Rosslare Europort - 18 mins
- Kilmore Quay - 24 mins
- Waterford City - 1hr

Airports



- Dublin Airport - 2hrs
- Waterford Airport - 1hr 5 mins
- Cork Airport - 2hrs 30mins



EVERY DETAIL MATTERS

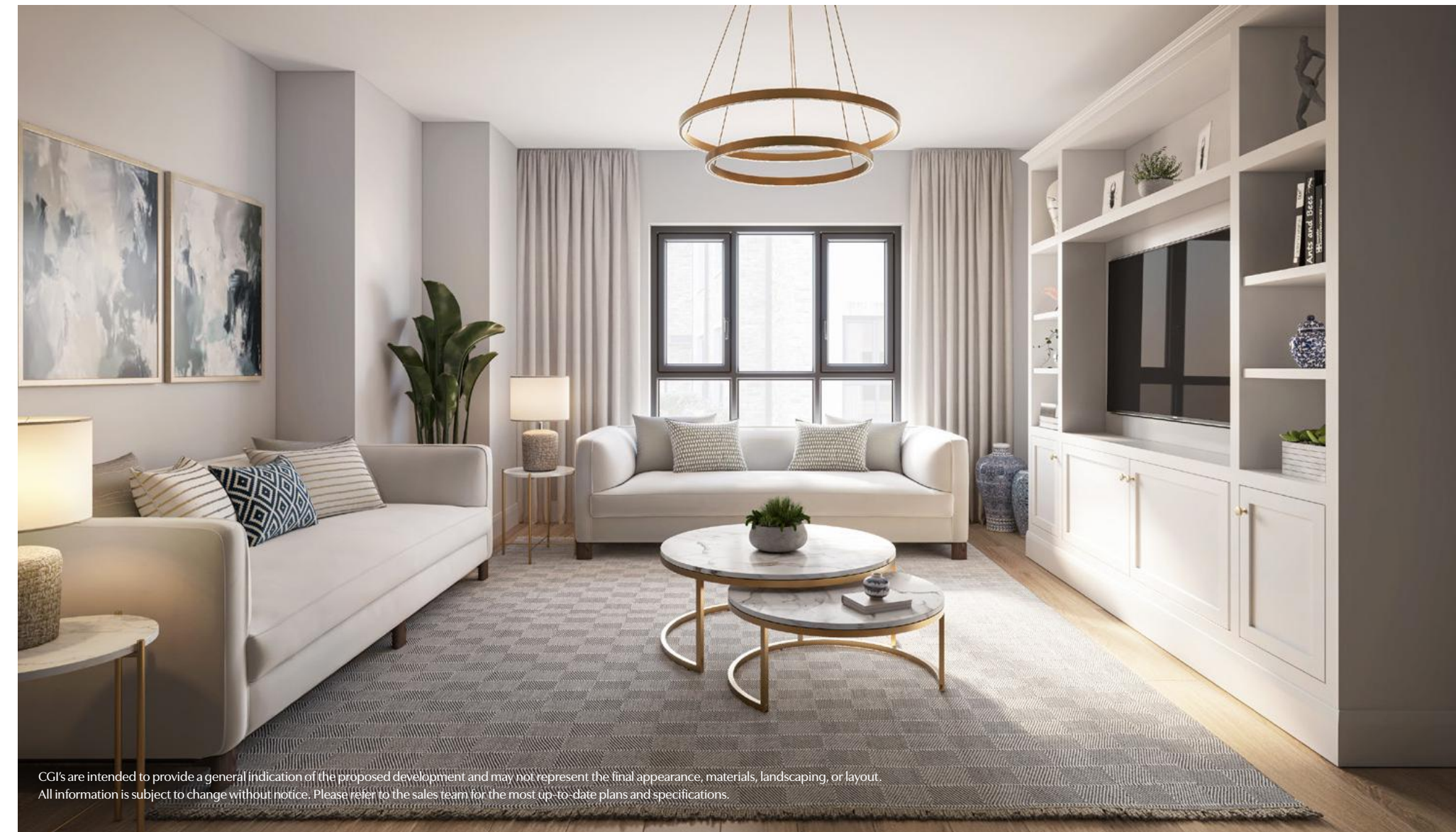
Every home in Seaview Court is designed and built to the latest, highest standards with low energy use and a low carbon footprint in mind. Each home is A-rated, fitted with zone controlled low energy heat pumps which draw heat from the outside air, and the walls are constructed using a double insulated, highly- airtight engineer designed system, installed by specialist installers.

Hedge and shrub planting, brick finishes and paved driveways have all been carefully designed and selected to bring warmth and character along with a sense of maturity to this lovely new estate – we know these will be great homes well into the future. The finishes and layouts have been designed for durability and ease of use, always bearing in mind how the home and spaces will be used into the future.

Pre-wiring for electrical vehicle charging is installed as standard, allowing you to simply fit a charging point if you are currently driving an electric vehicle or should you make the move in the future.



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HIGH QUALITY FINISHES

The homes at Seaview Court are designed to the highest possible standards to ensure comfortable spaces always with the end user in mind. The look, feel and layout of the kitchens and bathrooms has been thoughtfully considered to provide beautiful yet practical rooms that make the most of the space and light. The low-energy lighting and electrical layouts have been carefully thought through to allow flexibility, knowing that each owner will put their own stamp on every space and each space may be put to different uses at different times into the future. The paint finishes are high-quality neutral colours, allowing you to enliven them with your personality from day one.



EXTERNAL FEATURES

- Maintenance-free exterior
- Durable paint-free render tastefully matched with warm brick
- Durable PVC fascias, soffits, downpipes and aluminium gutters
- Highly insulated composite front door with glazed panel and a secure multipoint locking system
- Contemporary standing seam roof to all entrance canopies
- Painted lockable timber side gates

WINDOWS AND PATIO DOORS

- Double glazed uPVC windows and patio door for an A-rated BER certificate
- Ample double swing door to the rear gardens
- Colour chosen to compliment the house and driveway finishes

GARDENS

- The features vary due to the nature of the attractive and varying contours of this coastal location.

FRONT GARDEN

- Driveway and front entrance with paving blocks complimentary to the house exterior
- Thoughtfully placed shrub and hedge planting, gravel borders and lawns laid out for each home to best suit its location and the natural forms of the site

REAR GARDEN

- Grassed rear garden
- Some gardens will have attractively designed steps and low walls or small embankments to reflect the natural slopes of the site, ideally suited to raised patio areas and gently tiered landscaping

INTERIOR FINISHES

- Walls and ceilings painted in quality white vinyl matt throughout
- Internal joinery including doors, architraves and skirting painted in quality white satin paint throughout
- Stairs painted in quality white satin paint
- Banister uprights painted in quality white satin paint with oak handrails and newel caps
- Modern satin/chrome internal door handles

KITCHEN

- Elegant, high-quality modern kitchen with soft-close doors
- Bespoke cabinetry and generous storage
- Freestanding island with seating overhang
- Quartz countertop with sink drainage flutes and a matching low upstand to the wall for reduced maintenance
- Ceramic undermount sink fitted in the quartz countertop
- Extractor fans fitted above the hob area, ducted to the exterior with concealed ducting
- As it is such a personal choice, Milltown will not be providing the kitchen appliances, but we will provide the doors for your integrated appliances, which can be fitted by your supplier when you have had the chosen appliances installed

UTILITY

- Separate utility room
- Laminated countertop
- As it is such a personal choice, Milltown will not be providing the utility appliances, but we will provide the power, plumbing and space below the countertop for your washing machine and dryer

SANITARY WARE

- Stylish contemporary sanitary ware, taps, shower heads and mixers will be installed in the Bathroom, En-suite and Guest WC.

BATHROOM AND EN-SUITE

- The Bathroom and En-suite will be fitted with —
- Fully shrouded WCs
- Semi-pedestal washbasins
- Elegant, naturally finished, textured porcelain floor tiling, and matching wall tiling above the shower tray and bath
- High-quality bath to Bathroom with a side panel
- Shower tray with built-in upstand for reduced maintenance
- Thermostatically controlled showers to the shower and bath

GUEST WCS

The Guest WC will be fitted with —

- Fully shrouded WC
- Full-pedestal washbasins

WARDROBES

- 1.8m wide fitted wardrobe provided in the master bedroom

ENERGY EFFICIENCY

- All homes are constructed using an insulated concrete formwork system (see “ICF Construction System” below)
- All homes are A-rated
- Renewable technology is incorporated as standard resulting in lower energy costs
- High levels of insulation are provided in the floors, walls and roofs
- All houses are individually tested for air permeability and are constructed to provide a high level of sound insulation and airtightness to minimise heat loss

ICF CONSTRUCTION SYSTEM

- All of the units are constructed using a certified insulated concrete formwork system (ICF), which means the walls are constructed using reinforced structural concrete within a wrapping of insulation, which in turn means —
- Insulation both on the inside and outside, greatly reducing the transfer of heat from the interior to exterior
- Reduced energy costs for heating compared to traditional construction
- Lower carbon footprint
- Improved airtightness
- Improved soundproofing between houses
- Assured engineer-designed structural stability without the degree of plaster cracking etc. associated with the drying out and settlement of traditional blockwork for example

HEATING AND WATER SYSTEMS

- High-efficiency split air to water heat pump
- Radiators and heated towel rails with outputs and sizes calculated to regulation standards
- Three zone heating and hot water system with separate programmers and thermostats
- Pressurised hot and cold water systems
- The internal heat pump unit and tanks are contained in a dedicated space on the ground floor for ease of access for controls and maintenance
- External water tap provided to the rear

ELECTRICAL FEATURES

- Generous provision of lighting, power points and switches
- 100% low energy lighting
- Provision for high-speed broadband, allowing you to easily install broadband from your selected provider
- Smoke and heat detectors fitted to the most current regulation standards
- Digital TV points provided in the Living Room, Kitchen and Master Bedroom
- Data points provided in the Living Room and Master Bedroom
- Power supply provided to a conveniently located external junction box should you wish to install an EV charging point later
- External lights provided at the front door, rear door and above the house number
- External power socket provided to the rear

GUARANTEE

- Each Seaview Court home is provided with a 10 year structural guarantee.



NEW HOMES ON THE HORIZON

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The Plover

House Type C
4 Bed Detached
137.7 SQM / 1482 SQFT

- | | |
|-----------------------------------------|----------------------------------|
| KD Kitchen / Dining - 4.5 X 5.8M | B1 Bedroom 1 - 3.8 X 3.4M |
| WC WC - 1.7 X 1.5M | B2 Bedroom 2 - 3.8 X 2.3M |
| U Utility - 1.7 X 2.6M | B3 Bedroom 3 - 3.7 X 3M |
| LR Living Room - 4.8 X 4.4M | B4 Bedroom 4 - 3 X 2.7M |
| H Hall - 6.1 X 1.3M | BR Bathroom - 3 X 1.5M |
| HP Hot Press - 1 X 2.6M | E En-Suite - 1.5 X 2.3M |
| L Landing - 4.6 X 1.1M | S Store - 1.1 X 2.8M |



Ground Floor
First Floor



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The Kestrel

House Type D1
4 Bed Semi-Detached
139.2 SQM / 1498 SQFT

- KD

Kitchen / Dining - 4.5 X 5.8M
- WC

WC - 1.7 X 1.5M
- U

Utility - 1.7 X 2.6M
- LR

Living Room - 4.8 X 5.8M
- H

Hall - 4 X 1.5M
- HP

Hot Press - 1 X 2.6M
- B3

Landing - 4.6 X 1.1M
- B1

Bedroom 1 - 3.8 X 3.4M
- B2

Bedroom 2 - 3.8 X 2.3M
- B3

Bedroom 3 - 3.7 X 3M
- B4

Bedroom 4 - 3 X 2.7M
- BR

Bathroom - 3 X 1.5M
- E

En-Suite - 1.5 X 2.3M
- B1

Store - 1.1 X 2.8M



Ground Floor

First Floor



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The Aster

House Type D2
4 Bed Semi Detached
137.6 SQM / 1481 SQFT

- KD

Kitchen / Dining - 4.5 X 5.8M
- WC

WC - 1.7 X 1.5M
- U

Utility - 1.7 X 2.6M
- LR

Living Room - 4.8 X 4.5M
- H

Hall - 6.1 X 1.3M
- HP

Hot Press - 1 X 2.6M
- L

Landing - 4.6 X 1.1M
- B1

Bedroom 1 - 3.8 X 3.4M
- B2

Bedroom 2 - 3.8 X 2.3M
- B3

Bedroom 3 - 3.7 X 3M
- B4

Bedroom 4 - 3 X 2.7M
- BR

Bathroom - 3 X 1.5M
- E

En-Suite - 1.5 X 2.3M
- S

Store - 1.1 X 2.8M



Ground Floor

First Floor



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The Tern

House Type E
3 Bed Semi Detached
103.2 SQM / 1111 SQFT

- | | |
|-----------------------------------------|----------------------------------|
| KD Kitchen / Dining - 3.7 X 5.3M | L Landing - 1.1 X 2.6M |
| WC WC - 1.7 X 1.4M | B1 Bedroom 1 - 4 X 3.2M |
| U Utility - 1.7 X 1.5M | B2 Bedroom 2 - 4.5 X 2.9M |
| LR Living Room - 4.5 X 4.2M | B3 Bedroom 3 - 3.2 X 2.3M |
| H Hall - 1.6 X 2M | BR Bathroom - 1.4 X 3M |
| HP Hot Press - 2 X 1M | E En-Suite - 2 X 2M |



Ground Floor

First Floor



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The Tern



The Dunlin

House Type F
3 Bed Semi Detached
103.2 SQM / 1111 SQFT

- KD

Kitchen / Dining - 3.7 X 5.3M
- WC

WC - 1.7 X 1.4M
- U

Utility - 1.7 X 1.5M
- LR

Living Room - 4.5 X 4.2M
- H

Hall - 1.6 X 2M
- HP

Hot Press - 2 X 1M
- L

Landing -2.6 X 1.1M
- B1

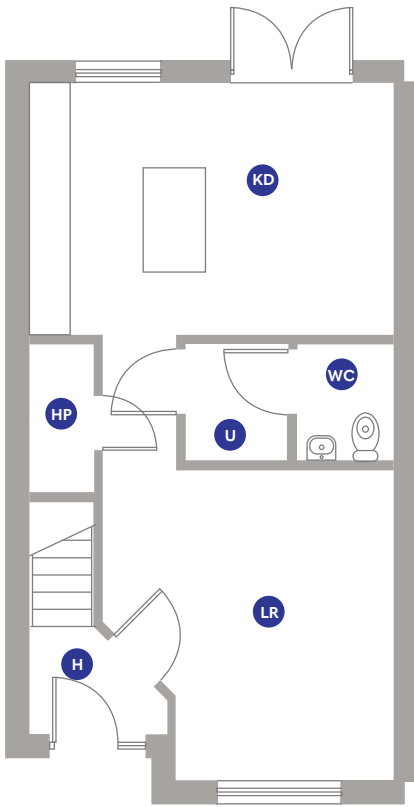
Bedroom 1 - 4 X 3.2M
- B2

Bedroom 2 - 4.5 X 2.9M
- B3

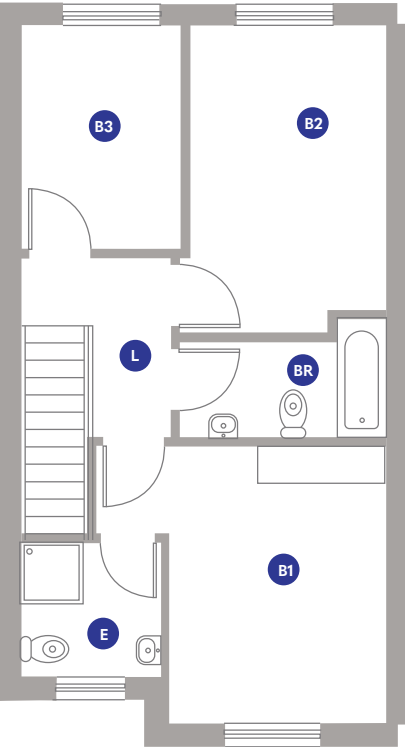
Bedroom 3 - 3.2 X 2.3M
- BR

Bathroom - 1.4 X 2.9M
- E

En-Suite - 1.9 X 2M



Ground Floor



First Floor



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The Merlin

House Type G
3 Bed Semi Detached
103.2 SQM / 1111 SQFT

- KD

Kitchen / Dining - 3.7 X 5.3M
- WC

WC - 1.7 X 1.4M
- U

Utility - 1.7 X 1.5M
- LR

Living Room - 4.5 X 4.2M
- H

Hall - 1.6 X 2M
- HP

Hot Press - 2 X 1M
- L

Landing - 2.6 X 1.1M
- B1

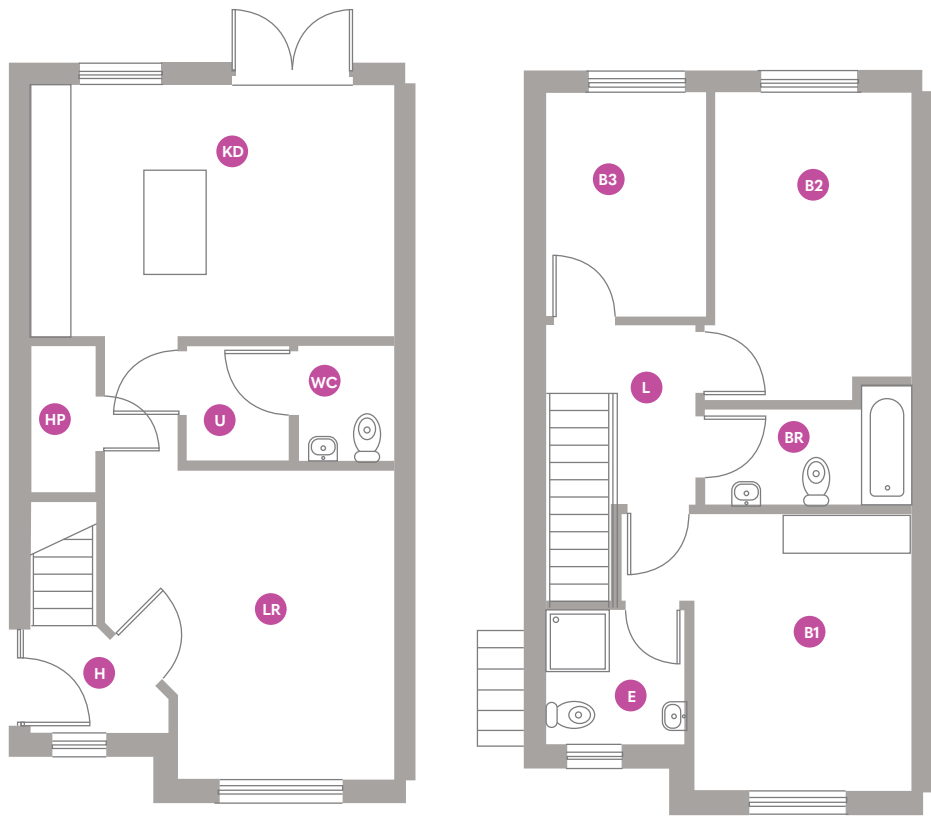
Bedroom 1 - 4 X 3.2M
- B2

Bedroom 2 - 4.5 X 2.9M
- B3

Bedroom 3 - 3.2 X 2.3M
- BR

Bathroom - 1.4 X 2.9M
- E

En-Suite - 1.9 X 2M



Ground Floor

First Floor

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The Merlin



The Skylark

House Type H
3 Bed Detached
104.2 SQM / 1122 SQFT

- KD

Kitchen / Dining - 3.7 X 5.3M
- WC

WC - 1.7 X 1.4M
- U

Utility - 1.7 X 1.5M
- LR

Living Room - 4.5 X 4.2M
- H

Hall - 1.6 X 2M
- HP

Hot Press - 2 X 1M
- L

Landing - 2.6 X 1.1M
- B1

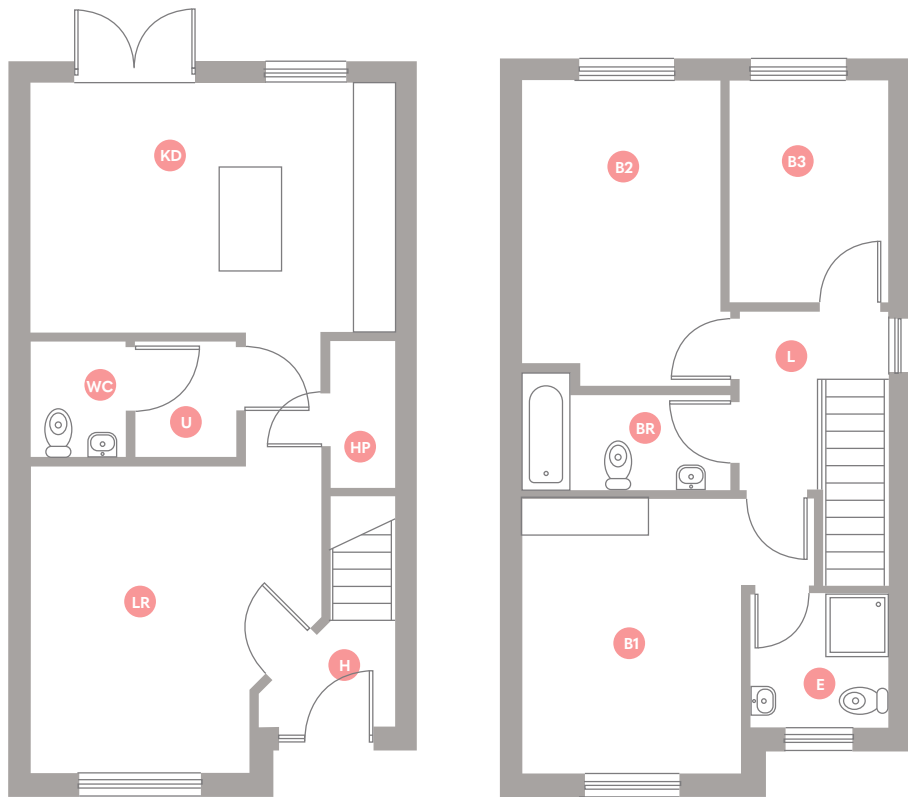
Bedroom 1 - 4 X 3.2M
- B2

Bedroom 2 - 4.5 X 2.9M
- B3

Bedroom 3 - 3.2 X 2.3M
- BR

Bathroom - 1.4 X 2.9M
- E

En-Suite - 1.9 X 2M



Ground Floor

First Floor



Agents:

John Radford

Aisling Mc Grath



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