



THE  
DAIRYFIELDS  
FERRYBANK, WEXFORD

WATERFRONT RESIDENTIAL DEVELOPMENT ADJACENT TO WEXFORD TOWN



WELCOME TO  
THE  
DAIRYFIELDS  
FERRYBANK, WEXFORD

A REMARKABLE WATERFRONT DEVELOPMENT  
OF 2, 3 & 4 BEDROOM HOMES

## DISCOVER THE DAIRYFIELDS -

a thoughtfully designed waterfront residential community just a short stroll from the heart of Wexford town. Offering a selection of beautifully built 2, 3, and 4-bedroom homes, The Dairyfields combines exceptional quality, contemporary design, and a prime coastal location.

### KEY FEATURES

- 2, 3 & 4-Bedroom Family Homes
- Prime Waterfront Location in Ferrybank
- Walking Distance to Wexford Town Centre
- Surrounded by Nature: Tracks, Trails, Boards & Sails
- Minutes from M11 & N25 for Easy Commuting
- Close to Schools, Shops & Local Amenities

### YOUR IDEAL HOME BY THE WATER

Whether you're a first-time buyer, growing family, right-sizer, or investor, The Dairyfields offers something for everyone. Enjoy waterside living with direct access to scenic walking and cycling routes, just steps from the Wexford Swimming Pool and Riverbank House Hotel. Cross the bridge to enjoy the charm and vibrancy of Wexford town's shops, cafés, and cultural offerings.

Nature lovers will relish the proximity to Curracloe Beach and The Raven Nature Reserve, only 10km away - perfect for weekend adventures.

### UNRIVALLED LOCATION & CONNECTIVITY

Located just 130km south of Dublin City Centre, The Dairyfields provides effortless access via the M11 / M50 motorway network, as well as reliable public transport with Wexford Bus, Bus Éireann, and Irish Rail services.

Families will appreciate the excellent choice of crèches, primary and secondary schools nearby, including those in Wexford town and Castlebridge village.



### EXCEPTIONAL QUALITY & CRAFTSMANSHIP

Built by Wexford Harbour Developments, homes at The Dairyfields are crafted with premium finishes and fixtures, reflecting a dedication to quality, comfort, and long-term value. Each home is designed with care, offering bright, energy-efficient interiors and timeless exterior design.

### MAKE YOUR MOVE WITH KEHOE & ASSOC.

The experienced team at Kehoe & Assoc. is ready to assist you in making The Dairyfields your new home. With expert guidance and local knowledge, we will help make your move seamless and stress-free.

### REGISTER YOUR INTEREST TODAY

Don't miss the opportunity to be part of this exciting new community. Whether it's the stunning waterfront views, unbeatable location, or quality build, The Dairyfields is a place you'll love to call home.

RESERVE TODAY  
- YOUR NEW LIFE STARTS HERE.

Visit [www.kehoeproperty.com](http://www.kehoeproperty.com) or contact Kehoe & Assoc. by emailing [info@kehoeproperty.com](mailto:info@kehoeproperty.com) for more information.

# WHERE ADVENTURE MEETS LIFESTYLE - RIGHT OUTSIDE YOUR DOOR IN WEXFORD TOWN

The Dairyfields isn't just a place to live — it's a lifestyle defined by nature, activity, and discovery. From winding trails to sparkling waters, everything you love is just beyond your doorstep.



## TRACKS

### - EQUESTRIAN ESCAPES

Explore the Wexford countryside on horseback with local equestrian centres and beach rides nearby.



## TRAILS

### - WALKS, WOODS & WILDLIFE

Breathe in fresh air as you stroll along forest walks and scenic riverside trails.



## BOARDS

### - SURF, PADDLE & PLAY

From surfing to kayaking, the sea is your playground just minutes away.



## SAILS

### - FREEDOM ON THE WATER

Sail into adventure with nearby marinas, sailing schools, and coastal cruises.



## CULTURE, HERITAGE & COASTAL CHARM

Alongside its natural beauty and outdoor lifestyle, The Dairyfields places you close to Wexford's most treasured attractions:



## JOHNSTOWN CASTLE & GARDENS

A picturesque estate rich in history, perfect for family days and quiet escapes.



## NATIONAL OPERA HOUSE

Ireland's only custom-built opera house offering world-class performances and events.



## ENDLESS BEACHES

From Curracloe to Rosslare, enjoy golden sands, safe swimming, and windswept beauty just a short drive away.

Register your interest today and be part of this vibrant, coastal community.

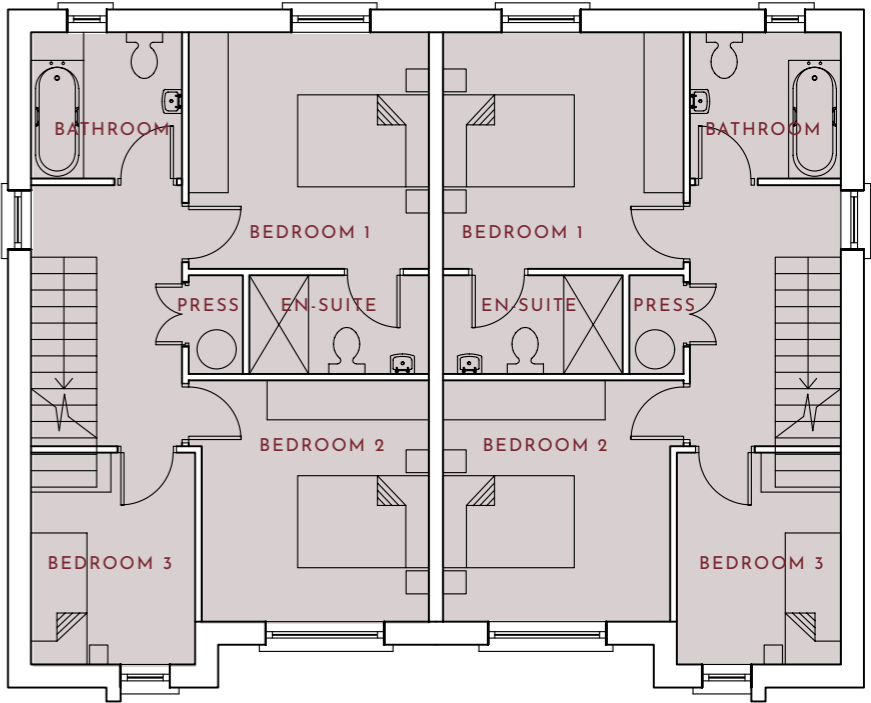
LIVE WHERE THE LAND MEETS THE SEA,  
AND ADVENTURE MEETS HOME.



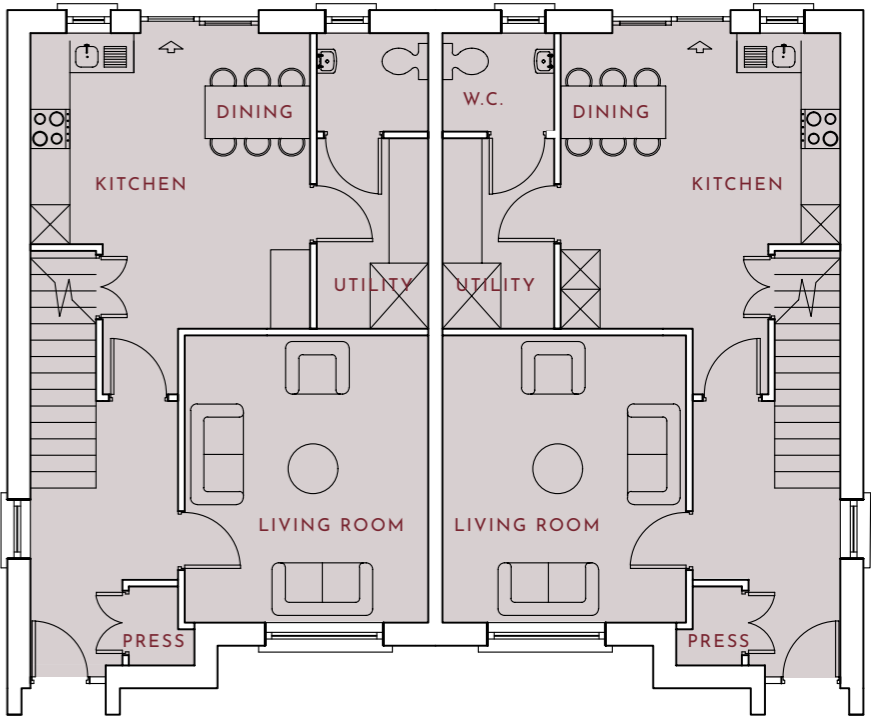
# HOUSE TYPE D



TYPE D  
3-bedroom Semi-Detached  
112 SQM | 1206 SQFT  
4 units



FIRST FLOOR



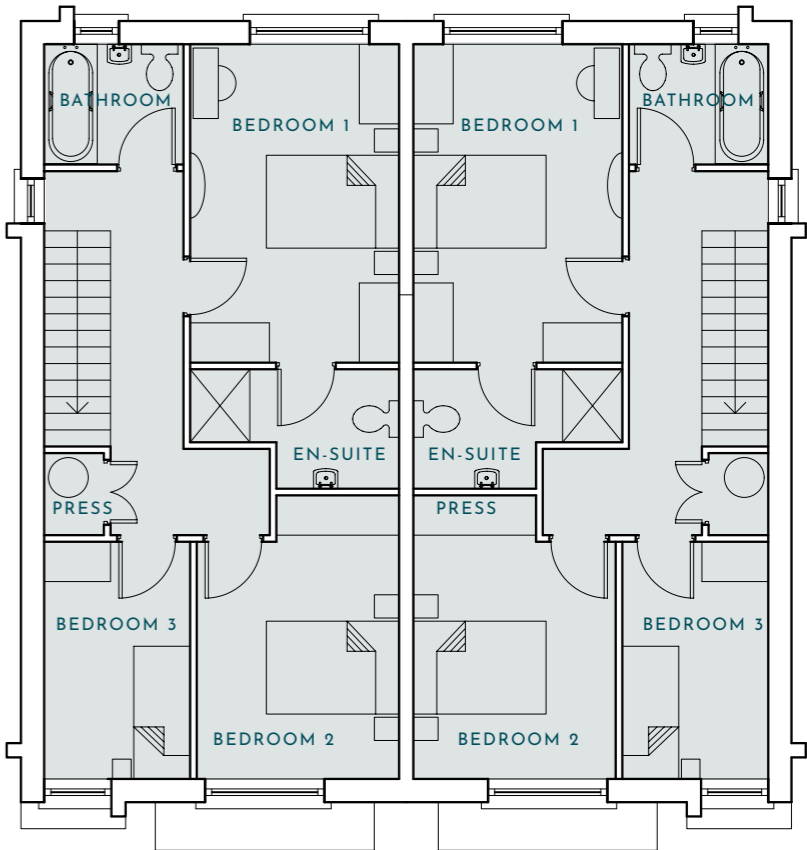
GROUND FLOOR

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

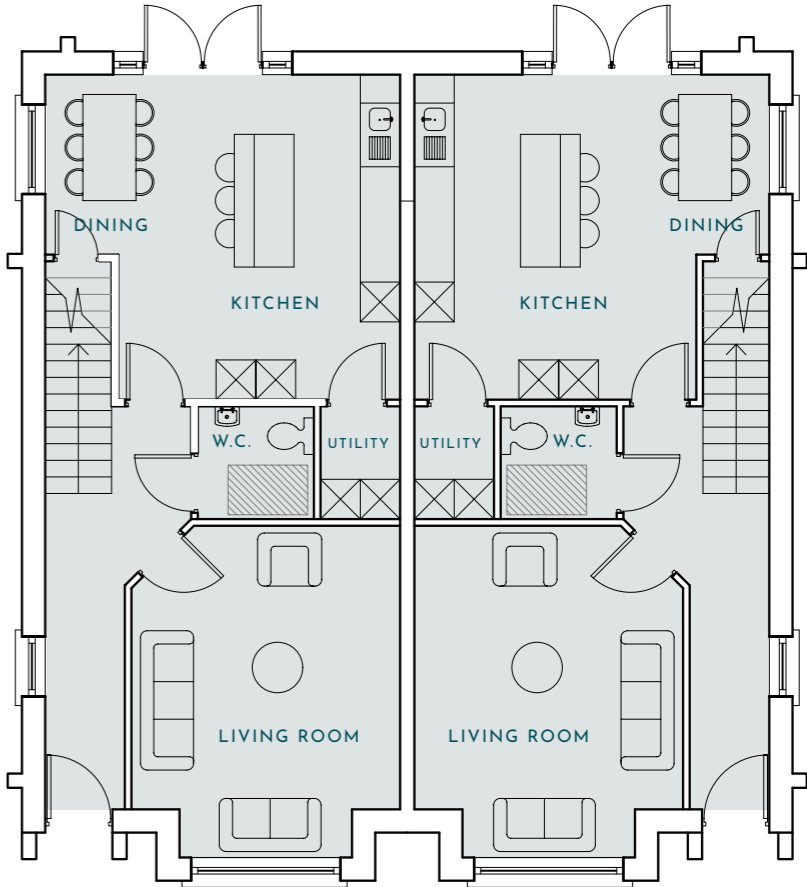
HOUSE TYPE E



TYPE E  
(Showhouse No. 135)  
3-bedroom Semi-Detached  
120 SQM | 1292 SQFT  
9 units



FIRST FLOOR



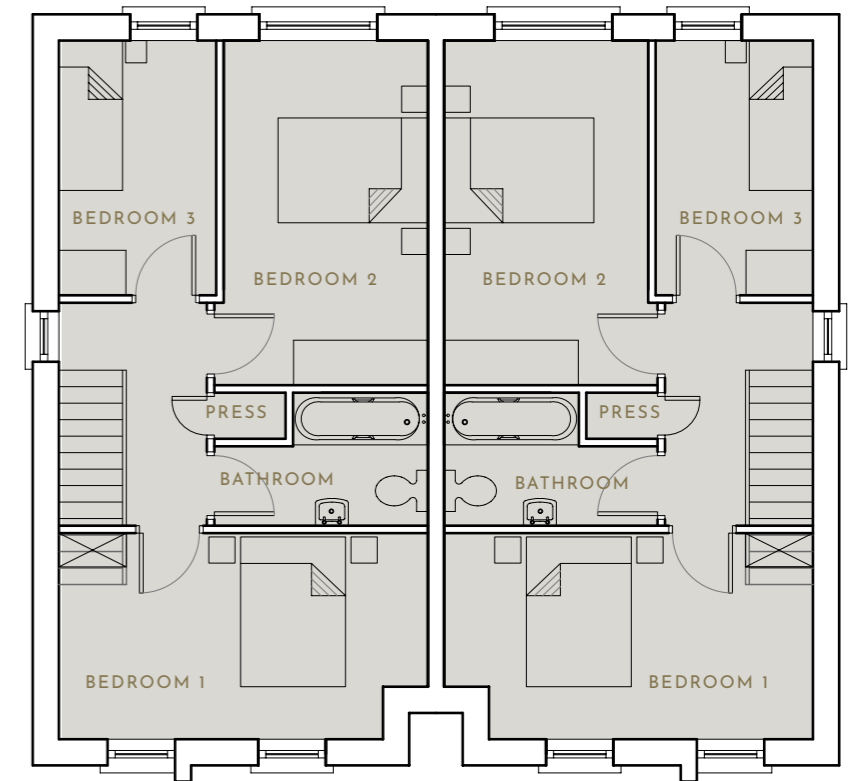
GROUND FLOOR

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

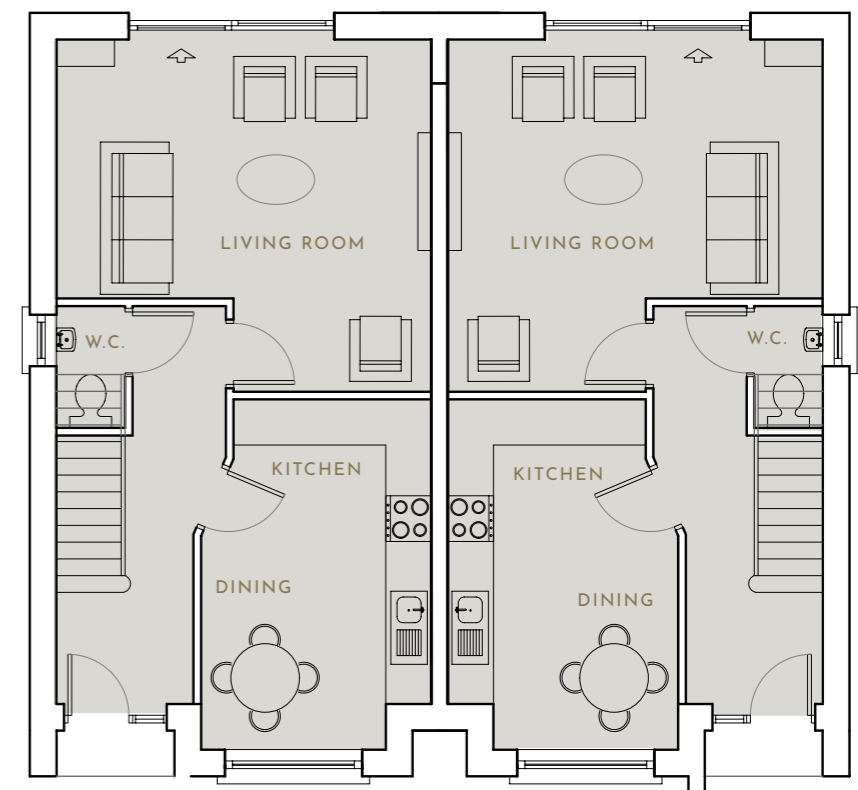
# HOUSE TYPE F



TYPE F  
3-bedroom Semi-Detached  
90 SQM | 969 SQFT  
4 units



FIRST FLOOR



GROUND FLOOR

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

[CLICK HERE TO VIEW SHOWHOUSE](#)



# SITE PLAN

- TYPE A

4-bedroom Detached  
224 SQM | 2411 SQFT  
6 units
- TYPE B

4-bedroom Semi-Detached  
150 SQM | 1615 SQFT  
6 units
- TYPE D

3-bedroom Semi-Detached  
112 SQM | 1206 SQFT  
4 units
- TYPE E

(Showhouse No. 135)  
3-bedroom Semi-Detached  
120 SQM | 1292 SQFT  
9 units
- TYPE F

3-bedroom Semi-Detached  
90 SQM | 969 SQFT  
4 units
- TYPE H

Apartments with own door entry  
2-bedroom  
83 SQM | 894 SQFT  
20 units



A RARE COASTAL PRIVILEGE:  
PRIVATE STEPS TO WEXFORD SHORES.

## SUSTAINABILITY & ENERGY EFFICIENCY

A2 Rated BER

Energy efficient air source heat pumps for heating and hot water.  
Under floor heating on the ground floor and radiators on the first floor.

Zoned heating system.

Pressurised domestic water system.

Double glazed windows and doors by Senator Windows.

Duct to facilitate power for EV car charging.

Mechanical Extract Ventilation which is centralised for easy control of the entire home.

ICF with concrete built external walls.

## HIGH QUALITY EXTERNAL FINISH

Maintenance free render external finish with combination of stone and k-rendered white plaster finish, no painting required with a 25-year guarantee.

A fence rear garden, offering privacy and shelter.

Enclosed rear garden level, footpath surround and seeded with side pedestrian gate passage.

Two allocated car parking spaces across from each house.

Property with a driveway is finished in a cobble lock stone with power and pre-wired for EV car charging.

## LUXURIOUS INTERNAL FINISH

High quality fitted kitchen and utility room. A stone quartz worktop with 100mm high upstand and full height upstand behind hob.

Kitchen appliances are a personal choice and are not included. High quality shelves & rails in the wardrobe of the Master bedroom.

Quality sanitary ware from local supplier Halo Tiles & Bathrooms.

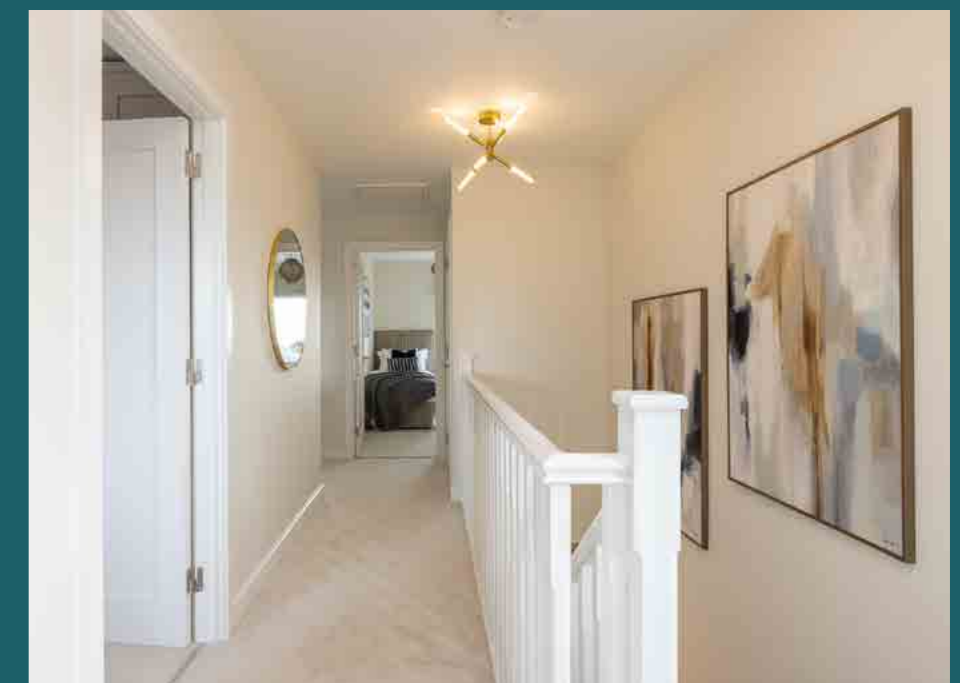
Tiling in guest bathroom, main bathroom and en-suite to include flooring and walls part tiled.

Timber staircase.

Interior house fully painted.

Broadband / tv services available. Ducting provided to each house for fibre, choice of providers available.

**10-year Homebond Structural Guarantee and 5 year Homebond mechanical and Electrical inherent defects insurance in place.**



# BUYERS GUIDE

The team at Kehoe & Assoc. are committed to providing you with the highest level of service. We are here to help, and our aim is to make the buying process as straightforward as possible, offering advice and guidance at every step of the way.

To provide you with the best we share in a transparent manner the process of buying a home off plans. This process can typically last 7 months. For built properties it can be shortened to 3 months.

So, what happens and when:

## MONTH 1

### Get Pre-Approved

If you need a mortgage to buy a property, you will need to demonstrate mortgage approval from your bank, broker or accountant within the past six months.

## MONTH 2

### Register for Help to Buy

If you are buying a newly built house and you are a first time buyer, you may be entitled to avail of the Help-to-Buy scheme, a tax refund initiative worth up to €30,000 to home buyers in Ireland.

## MONTH 3

### Find Your Home

The Dairyfields launch new homes throughout the year. Our website contains up to date lists of on sale and upcoming developments.

## MONTH 4

### Appoint a conveyance solicitor

Once you found a new home, you will need to appoint a Solicitor to manage your conveyancing.

### Pay refundable deposit

Once you have found the house you wish to purchase, you will pay a booking deposit €5,000 to Kehoe & Assoc. via electronic transfer. This deposit is fully refundable until signing of contracts.

## MONTH 5

### Secure your mortgage

At this stage, you should notify your lending institution and Solicitor of your purchase.

### Sign contract

You should make an appointment with your solicitor to sign your contracts. Here you will be required to pay the balance of your deposit. The balance outstanding is payable when the sale closes.

## MONTH 6

### Snag your home

You will be invited to snag your property, in the presence of an engineer or surveyor, and complete a snag list. Our construction team will complete the snag list and you will be invited to complete a final inspection of your new home.

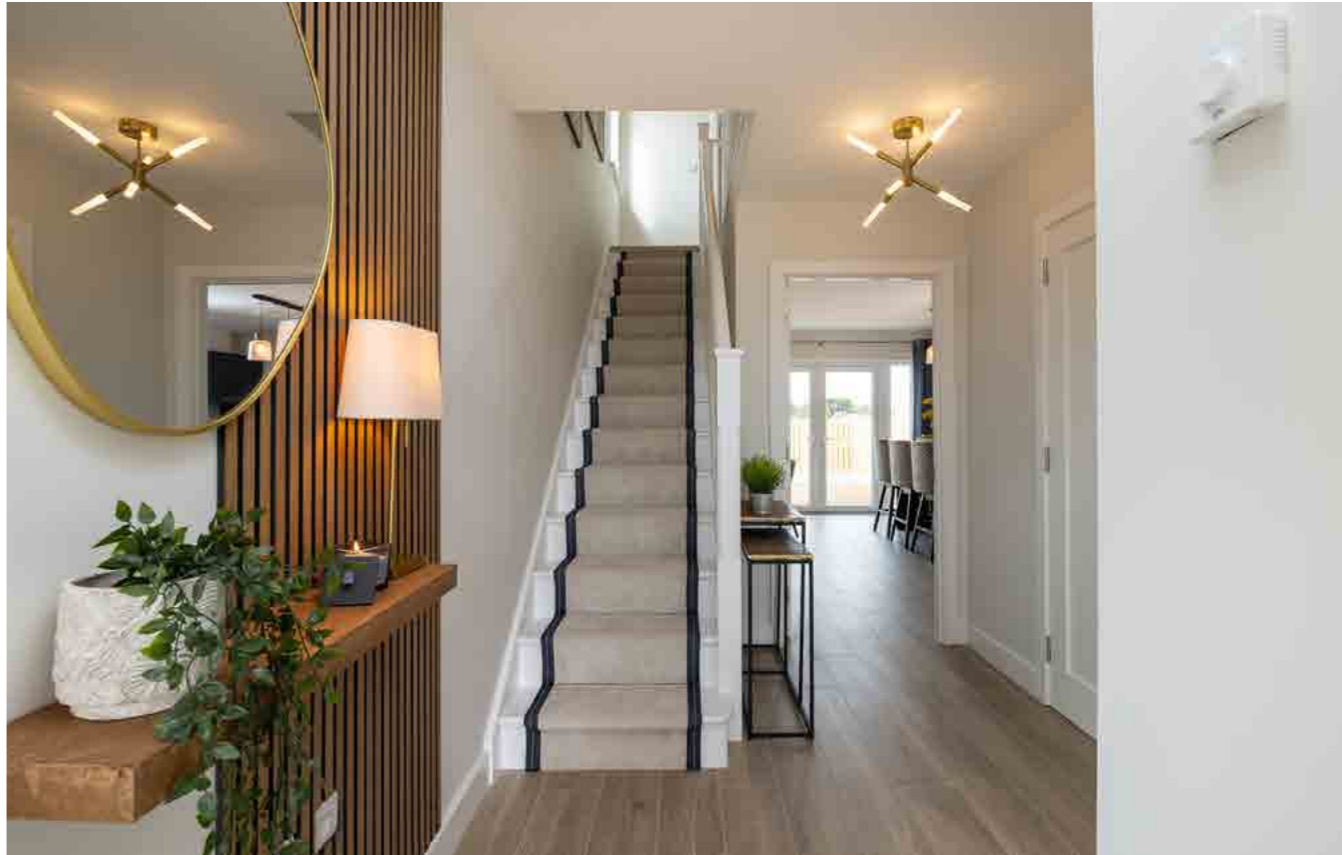
## MONTH 7

### Close the deal and final inspection

At this stage please engage with your own solicitor to ensure your mortgage paperwork is completed in order for your solicitor to request your loan check.

### Collect your keys

You will be contacted by the closing team who will arrange for the handover of keys & welcome pack and access to your new home. Congratulations!



# SELLING AGENT



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PSRA No. 002141

## DEVELOPER



## ARCHITECT

RAY KELLY ARCHITECTS

## SOLICITOR

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Fax: +353(0)21 4277449  
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