

For Sale

Asking Price: €220,000

**Sherry
FitzGerald**
O'Leary Kinsella



23 Alder Court,
Ferns,
Co. Wexford
Y21 C771

BER C3

sherryfitz.ie



Beautifully presented two-bedroom ground floor apartment ideally located in the heart of Ferns village. This superb property enjoys a highly convenient setting, just moments from a wide selection of shops, restaurants, cafés, schools, and excellent public transport links.

Extending to approximately 508 sq. ft., the apartment offers bright and well-proportioned accommodation throughout. The layout comprises a welcoming entrance hall, a spacious open-plan kitchen/dining/living area, two comfortable bedrooms—one with direct access to a private balcony—and a modern bathroom.

No. 23 Alder Court is sure to appeal to those seeking a quality home in a pleasant, well-established neighbourhood, as well as investors looking for a strong residential opportunity in a prime village centre location.



Accommodation

Entrance Hall 1.1m x 3.9m (3'7" x 12'10"): Tiled flooring

Living/Dining/Kitchen 6.5m x 3.9m (21'4" x 12'10"): at widest point, laminate wood flooring and fitted kitchen units.

Storage 0.8m x 1.1m (2'7" x 3'7"):

Hallway 6.8m x 1.8m (22'4" x 5'11"): at widest point, laminate wood flooring.

Master Bedroom 4.1m x 3.2m (13'5" x 10'6"):

Bedroom 2 3.5m x 3.8m (11'6" x 12'6"):

Bathroom 2.8m x 1.8m (9'2" x 5'11"): wc, wash hand basin and shower.

Balcony 7.3m x 2.1m (23'11" x 6'11"): at widest point.





Special Features & Services

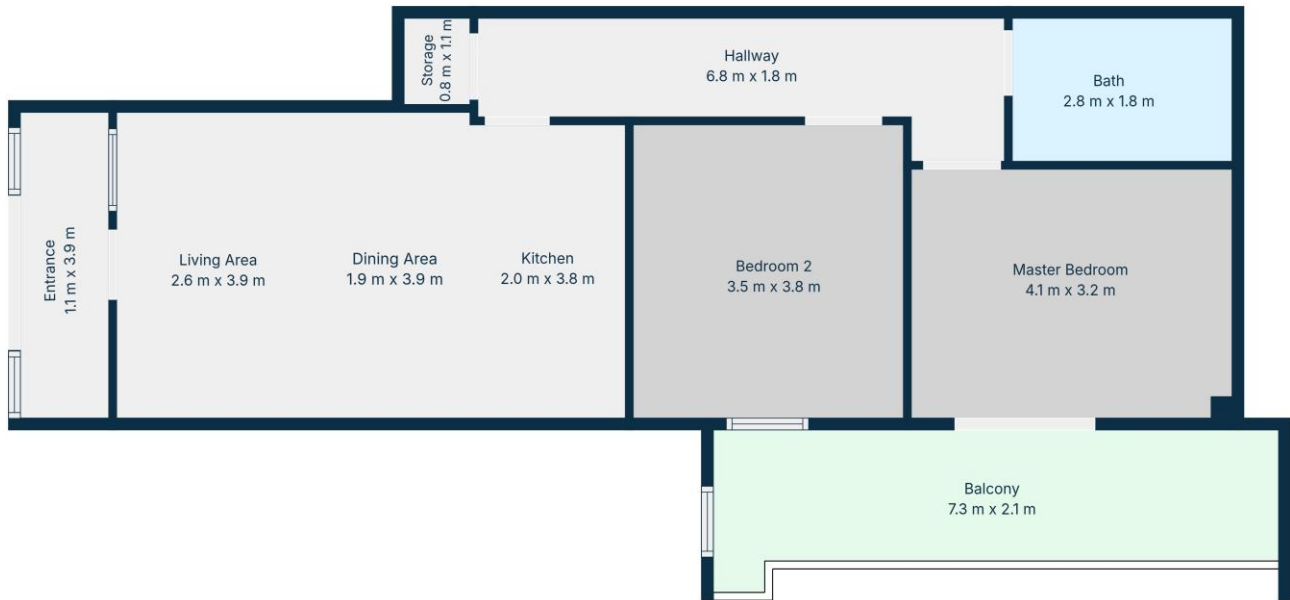
- Prime village centre location in Ferns
- Ground floor apartment for easy access
- Extending to approx. 508 sq. ft.
- Walking distance to shops, cafés, restaurants, and schools
- Excellent public transport links nearby
- Electric heating.





Directions
Y21 C771





TOTAL: 47 m²

1st floor: 47 m²

EXCLUDED AREAS: BEDROOM 2: 13 m², MASTER BEDROOM: 13 m², BALCONY: 13 m²,
STORAGE: 1 m², WALLS: 6 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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