

# For Sale

Asking Price: €180,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



23 Alder Court,  
Ferns,  
Co. Wexford  
Y21 C771

**BER C3**

[sherryfitz.ie](http://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.

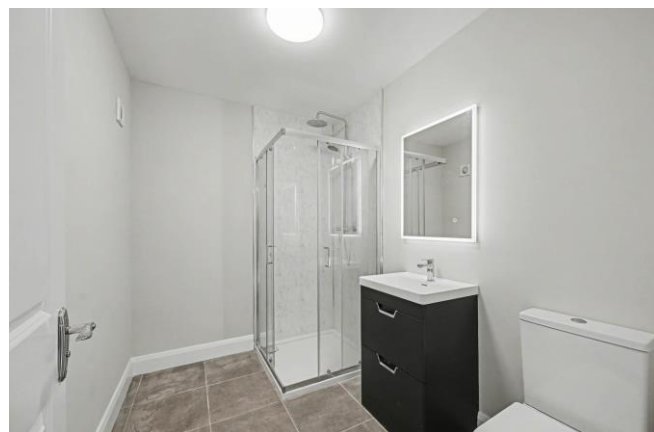
**Balcony** 7.3m x 2.1m (23'11" x 6'11"): at widest point.





### Special Features & Services

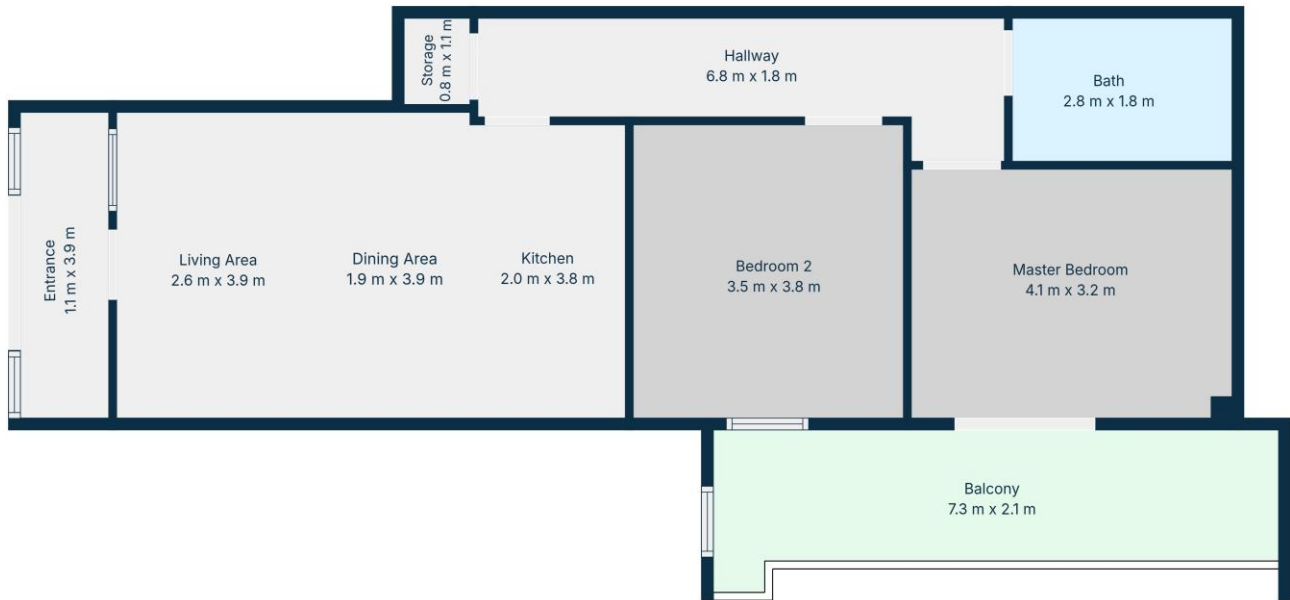
- Prime village centre location in Ferns
- Ground floor apartment for easy access
- Extending to approx. 508 sq. ft.
- Walking distance to shops, cafés, restaurants, and schools
- Excellent public transport links nearby
- Electric heating.





Directions  
Y21 C771





**TOTAL: 47 m<sup>2</sup>**  
 1st floor: 47 m<sup>2</sup>  
 EXCLUDED AREAS: BEDROOM 2: 13 m<sup>2</sup>, MASTER BEDROOM: 13 m<sup>2</sup>, BALCONY: 13 m<sup>2</sup>,  
 STORAGE: 1 m<sup>2</sup>, WALLS: 6 m<sup>2</sup>

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.

[sherryfitz.ie](http://sherryfitz.ie)

**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.  
 PSRA Registration No. 001510