

# For Sale

Asking Price: €140,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



9a Aldercourt,  
Ferns,  
Enniscorthy,  
Co Wexford  
Y21 NX68

**BER D1**

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9a Alder Court is a well presented one-bedroom second floor apartment located in the centre of Ferns village.

The property extends to 46.8sqm (approx.) and comprises of entrance hallway, open plan kitchen/dining/living room, bathroom and generous Master Bedroom. Ferns is an attractive historic village and has many amenities including shops, pubs, restaurants, churches, hairdressers and primary school. The property is suited 17km south of Gorey town, 12km north of Enniscorthy town and only a short distance from the M11 Motorway.

No. 9a is an excellent spacious apartment with a very pleasant aspect. Without doubt, this property will stimulate large interest so early viewing is highly recommended.





## Accommodation

**Entrance Hallway** 3.38m x 1.13m (11'1" x 3'8"): widest point, laminate wood flooring.

**Kitchen/Dining/ Living Room** 6.49m x 5.48m (21'4" x 18'): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, washing machine and laminate wood flooring to living area.

**Master Bedroom** 2.47m x 5.11m (8'1" x 16'9"): at widest point, laminate wood flooring and built-in wardrobes.

**Bathroom** 2.45m x 1.46m (8' x 4'9"): at widest point, tiled flooring and shower, WC and wash hand basin.





### Special Features & Services

- Spacious one-bedroom apartment of c.46.8sqm.
- Superb location in the centre of Ferns Village.
- Walk in Condition.
- Lovely, pleasant aspect.
- Walking distance of bus stop.



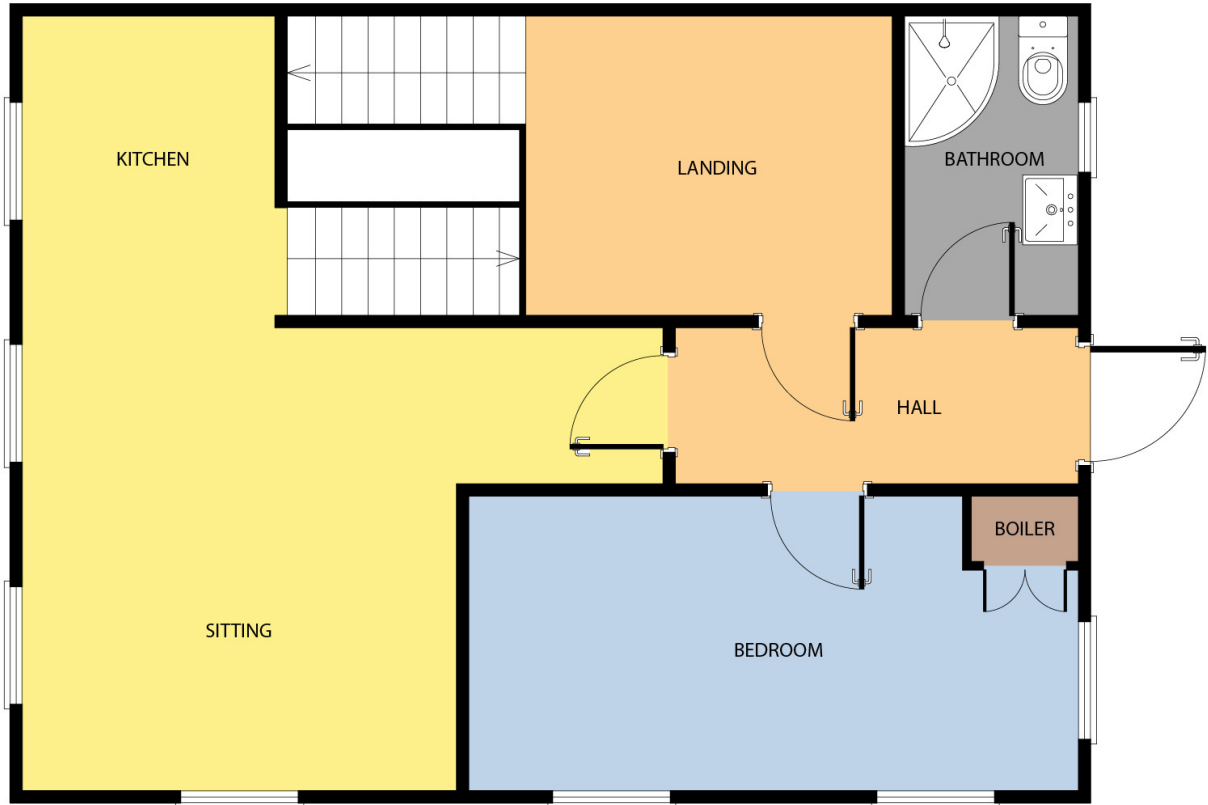




Directions  
Y21 NX68



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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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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