

# For Sale

Asking Price: €175,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



21 Alder Court,  
Ferns,  
Co. Wexford, Y21C9Y8

**BER D1**

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

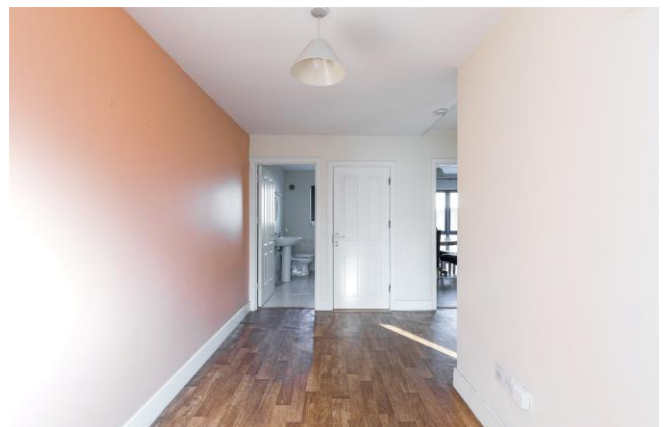




21 Alder Court is a well presented 2-bedroom dwelling in the centre of Ferns Village.

This property which stands at 99.6sqm (approx.) offers generous accommodation and briefly comprises of entrance hallway, kitchen/dining, sitting room with open fireplace and family bathroom on the ground floor. Upstairs, the sleeping accommodation consists of two generous double rooms with the Master Bedroom enjoying its own ensuite. A private roof terrace open off of the landing.

21 Alder Court is conveniently located in close proximity to an array of shops, restaurants, cafes, excellent amenities, schools and public transport and is guaranteed to appeal in particular to first time buyers seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none at the heart of the village centre.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.45m x 4.12m (14'7" x 13'6"): at widest point, linoleum flooring.

**Sitting Room** 3.45m x 4.40m (11'4" x 14'5"): carpet flooring, feature open fireplace with timber surround.

**Kitchen/Dining** 3.85m x 4.40m (12'8" x 14'5"): linoleum flooring, fitted kitchen units, washing machine, dishwasher, fridge freezer, electric oven, electric hob.

**Bathroom** 2.85m x 2.17m (9'4" x 7'1"): at widest point, tile flooring and bath, bath, WC, wash hand basin.

### FIRST FLOOR

**Landing** 1.90m x 1.85m (6'3" x 6'1"): at widest point, carpet flooring.

**Bedroom 1** 3.45m x 4.40m (11'4" x 14'5"): carpet flooring, inbuilt wardrobes.

**Master Bedroom 2** 3.85m x 3.40m (12'8" x 11'2"): carpet flooring, inbuilt wardrobes.

**Ensuite** 3.85m x 0.90m (12'8" x 2'11"): tile flooring and shower, shower, WC, wash hand basin.





### Special Features & Services

- Two bedroom dwelling of 1072 sq. ft.
- Superb location in the centre of Ferns.
- Walking distance to all amenities.
- Walk in decorative Condition.
- Private enclosed roof terrace area.







Directions  
Y21 C9Y8



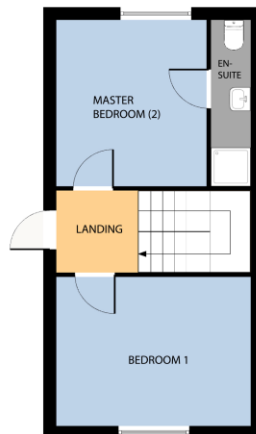
GROUND FLOOR



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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FIRST FLOOR



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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)

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