

For Sale

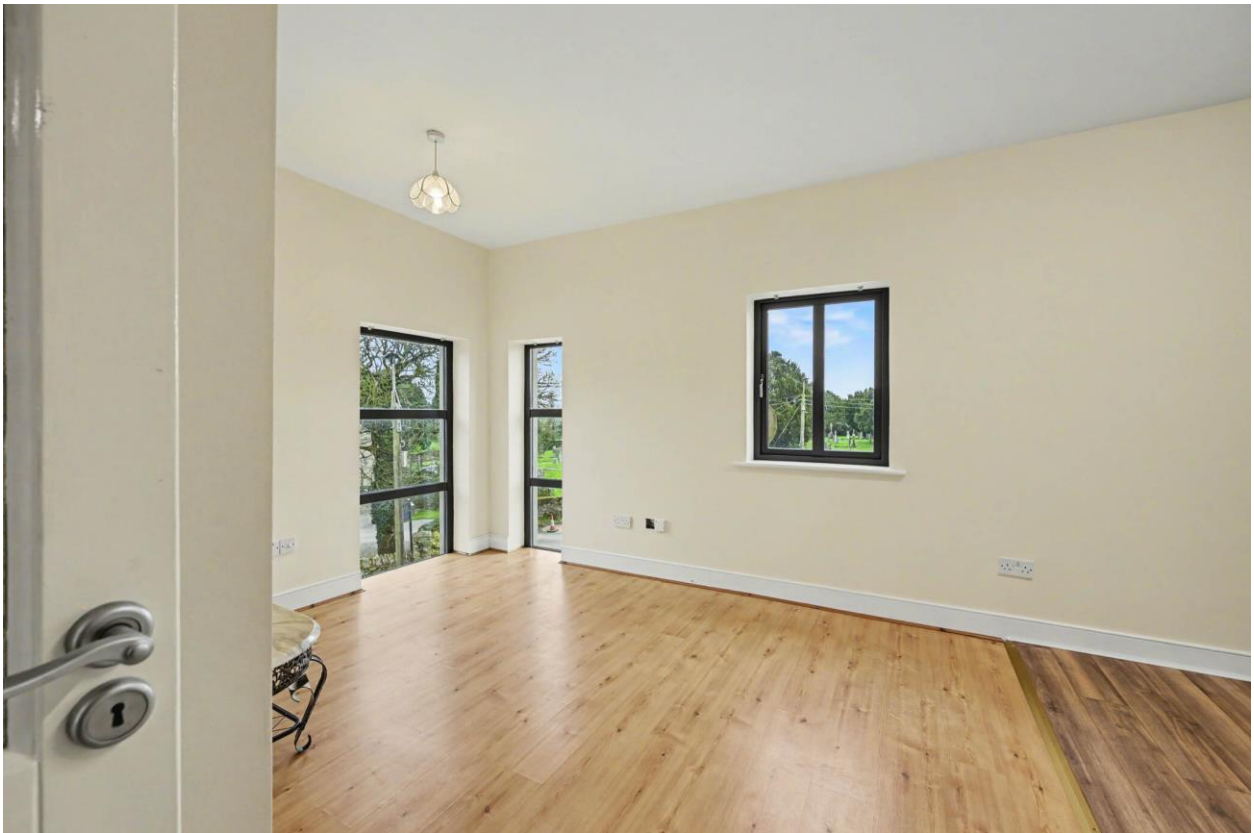
Asking Price: €165,000



8a Aldercourt,
Ferns,
Co. Wexford
Y21 FY06



sherryfitz.ie

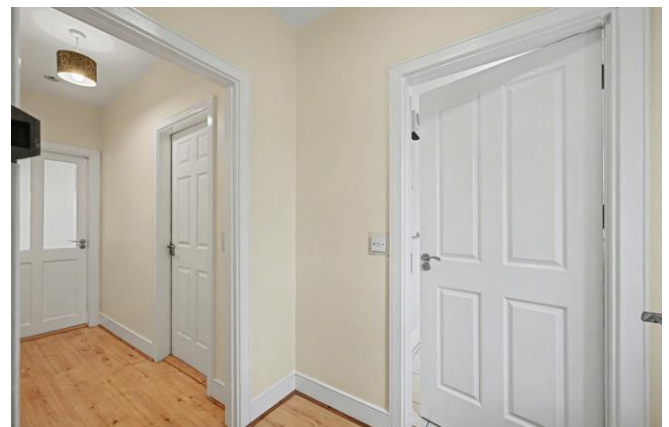


8A Alder Court is a beautifully presented one-bedroom apartment situated on the second floor, ideally located in the heart of Ferns village.

Extending to approximately 42 sq.m., the accommodation is thoughtfully laid out and comprises an inviting entrance hallway, a bright open-plan kitchen and living area, a bathroom, and a generously proportioned master bedroom.

Ferns is a charming and historic village offering a wide range of local amenities, including shops, pubs, restaurants, churches, hair salons, and a primary school. The property enjoys a convenient setting just 17km south of Gorey, 12km north of Enniscorthy, and within easy reach of the M11 motorway.

No. 8A is a spacious and attractive apartment with a pleasant outlook. It is sure to appeal to a broad range of buyers, and early viewing is strongly advised.



Accommodation

Entrance Hall 2.1m x 1.4m (6'11" x 4'7"): laminate timber flooring.

Hallway 2.7m x 1.0m (8'10" x 3'3"): laminate timber flooring.

Living Room 3.9m x 3.5m (12'10" x 11'6"): laminate timber flooring.

Kitchen 2.8m x 2.9m (9'2" x 9'6"): laminate timber flooring and fully fitted kitchen.

Bedroom 4.3m x 2.8m (14'1" x 9'2"): at widest point, laminate timber flooring.

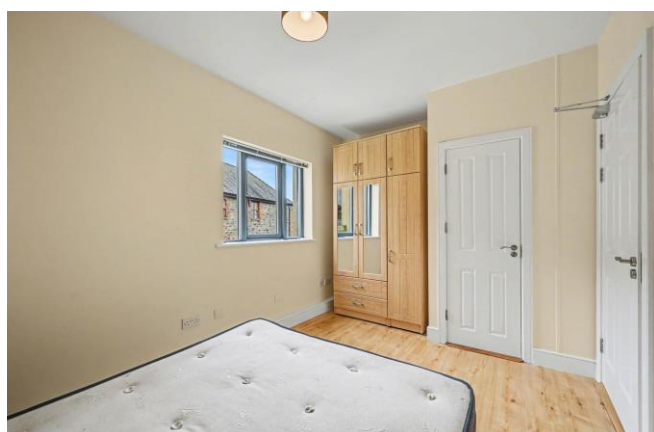
Bathroom 1.6m x 2.4m (5'3" x 7'10"): w.c., wash hand basin, shower, tiled flooring.





Special Features & Services

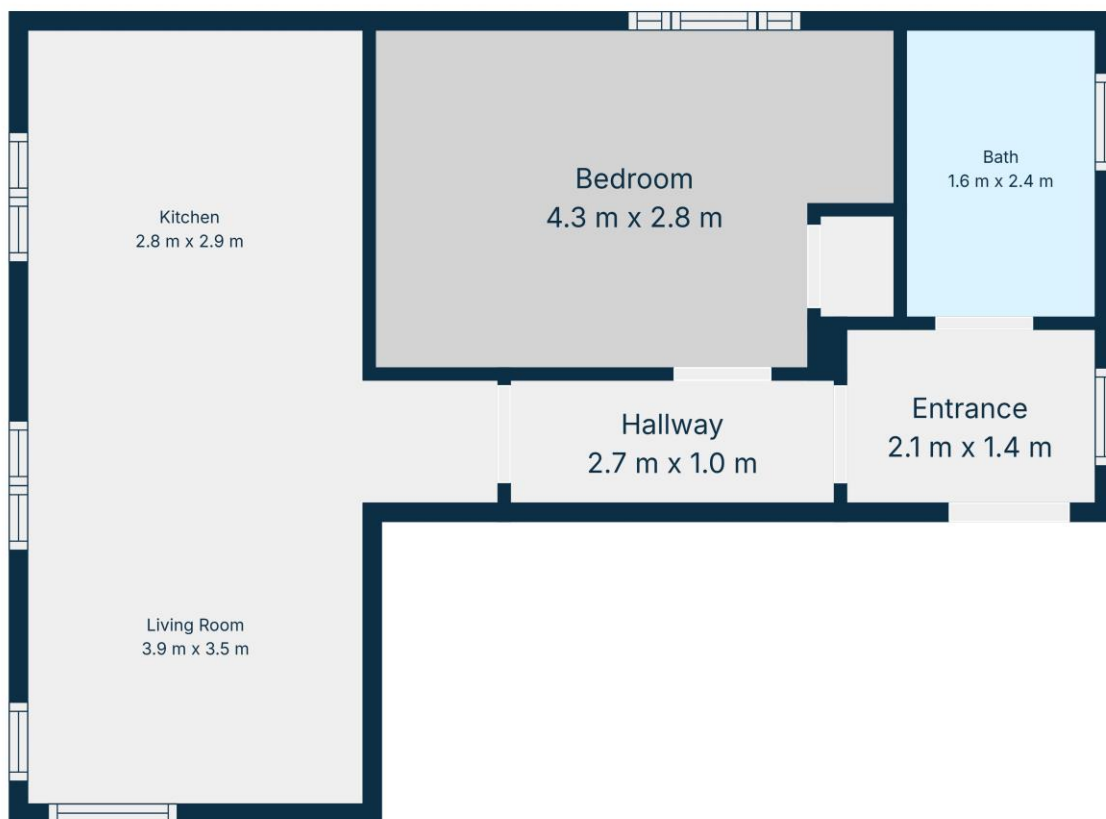
- Prime village centre location in Ferns.
- Well-presented second floor apartment.
- Extending to approx. 42 sq.m.
- Walking distance to shops, cafés, restaurants, and schools – bus stop across the road.
- Excellent public transport links nearby.
- Electric heating.





Directions
Y21FY06





TOTAL: 42 m²
 1st floor: 42 m²
 EXCLUDED AREAS: WALLS: 4 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.

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