

For Sale

Asking Price: €140,000

**Sherry
FitzGerald**
O'Leary Kinsella



Apt.9 Alder Court,
Ferns,
Co. Wexford
Y21 VW40

BER E1

sherryfitz.ie



9 Alder Court is a well presented one-bedroom first floor apartment in this much sought after location in the centre of Ferns.

The property which stands at 40.4sqm (approx.) and offers generous accommodation and briefly comprises of entrance hallway, kitchen/dining/living room, family bathroom and a generous double 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.

9 Alder Court 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 fantastic location



ACCOMMODATION

Entrance hallway 1.75m x 1.30m (5'9" x 4'3"): laminate wood flooring.

Kitchen/Dining/Living 5.45m x 6.38m (17'11" x 20'11"): at widest point, kitchen: tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob and plumbed for washing machine

dining/living: laminate wood flooring.

Bedroom 1 4.95m x 2.50m (16'3" x 8'2"): at widest point, laminate wood flooring.

Bathroom 1.50m x 1.95m (4'11" x 6'5"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.





Special Features & Services

- Excellent one-bedroom dwelling of 435sq ft.
- Superb location in the centre of Ferns.
- Walk in Condition.
- Bus stop across the street.

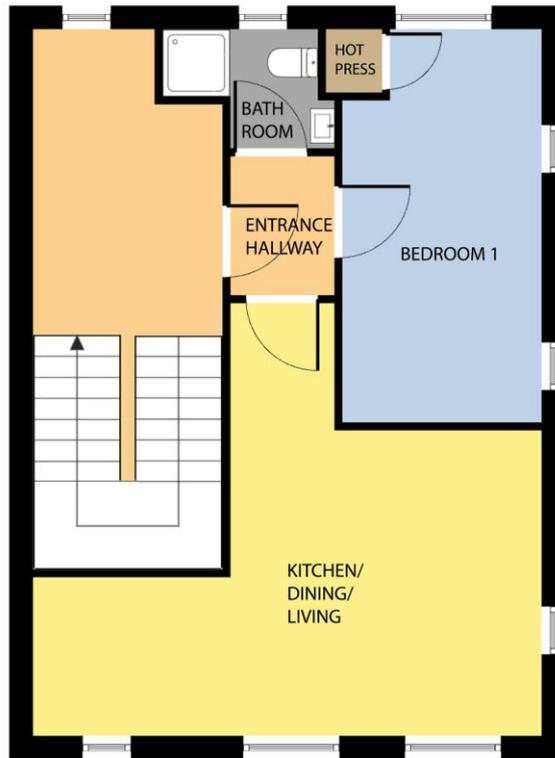




Directions
Y21 VW40



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 misstatement. 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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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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