

Ref: P7419

NO. 6 ALDERCOURT, MAIN STREET, FERNS, ENNISCORTHY, CO. WEXFORD Y21 XY18



**BER** **C3**

**QUINN PROPERTY**

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## Valuable Ground Floor Unit In Village Setting With Commercial / Residential Potential For Sale By Private Treaty

### LOCATION & DESCRIPTION:

No. 6 Aldercourt is located along the main street in Ferns in the centre of the village. It is a very attractive development that was tastefully restored from an original Grain Store in 2006 and incorporates a mix of homes, apartments, commercial offices and retail units, all finished with red brick and granite stone facing, ensuring all the original charm and features of the grain store are retained. Ferns is an historic village located along the R772 and the remains of Ferns Castle are located in the centre of the town. The property enjoys a most convenient location, directly across from the public bus stop where Bus Eireann and Expressway offer excellent daily commuter services and is within walking distance of all amenities, as in shops, primary school, restaurants, pubs, pharmacies, hair salons and much more. The property is a mere five minute drive from Wexford GAA Centre of Excellence and St. Aidan's GAA Club. The M11 motorway is a ten minute drive from the property, making south Dublin a comfortable sixty minute commute. Gorey Town is 17km from Ferns, Enniscorthy 11km and Wexford 28km.

Built to a very high standard in 2006 and very well maintained, this ground floor unit comes to the market in excellent condition. Accommodation extends to approx. 76m<sup>2</sup> (9.5m x 8.0m) and incorporates kitchen, WC and WHB. This is an investment opportunity not to be missed, not only as a business venture in the thriving village of Ferns but also as a residential home or rental option as the property will qualify for a change of use from commercial to residential use.

Services include mains water and sewage and electric heating. High speed broadband is available in the area and there is communal parking to the rear of the premises.

**A.M.V. €135,000**

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.



### BER DETAILS:

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BER No. 800968992

Energy Performance Indicator: 487.61 kWh/m<sup>2</sup>/yr