



Ref: 7649

NO. 6 ALDERBROOK, FERNS, CO. WEXFORD Y21 ED39

BER C2

QUINN PROPERTY

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EXCELLENT THREE BEDROOM SEMI-DETACHED HOME WITH ATTRACTIVE STONE FACADE

For Sale By Private Treaty



LOCATION:

QUINN PROPERTY are delighted to introduce this fantastic property within the much sought after Alderbrook development. This home benefits from a corner site within this well established development of just eleven homes. It is located within the village of Ferns with amenities to include shops, supermarkets, primary school, restaurants, pubs, pharmacy, churches, hair salons and more. Ferns has a good range of transport links with Expressway and Wexford Bus offering daily services. The Wexford Centre of Excellence is located just outside the village. It is 17km south of Gorey and 8km from Enniscorthy with the M11 only a ten-minute drive making south Dublin a comfortable commute.

Description:

This property is presented in superb condition throughout with a lovely modern aesthetic. The entrance hall leads into a cosy living room, and a modern kitchen/living/dining area with French doors leading out to a wonderful, enclosed back garden. This space is ideal for entertaining or family living. Upstairs you will find three double bedrooms, one of which is en-suite, and a family bathroom.



The accommodation is bright, spacious and comprises of the following:

Ground Floor:

Entrance Hall	5.6m x 1.8m	Laminated Flooring, under stairs W.C. and W.H.B.
Sitting Room	5.3m x 3.3m	Carpeted flooring, open fire.
Kitchen/Dining Room	8.0m x 4.0m	Tiled flooring, kitchen with waist and eye level units, electric cooker & hob, dishwasher, tiled splashback, double doors to rear.

First Floor:

Landing	2.0m x 2.0m	Timber flooring, hot press.
Bedroom 1	4.0m x 3.3m	Timber flooring.
Bedroom 2	3.8m x 3.7m	Timber flooring.
Bedroom 3	4.0m x 2.8m	Timber flooring.
Bathroom	2.4m x 1.8m	Tiled, Bath, W.C., W.H.B.
Attic		Storage, Stira Stairs





OUTSIDE:

A tarmac driveway provides private car parking to the front of the house while an enclosed rear garden offers privacy. The sheltered back garden has an attractive patio area, the ideal place for barbecues or entertaining while steps lead to a raised astroturf area which is a perfect safe haven and play area for children.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Property Extends to 116.45m²
Built: 2004
Low Maintenance Garden
Parking to the Front



BER DETAILS:

BER: C 2
Ber No. 111366506
BER No. Energy Performance Indicator: 189.45Wh/m²/yr



An Exceptional Opportunity To Purchase A Wonderful Family Home Or An Investment Property In A Well-Located Area.

A.M.V. €275,000



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