

26 HYDE SQUARE

South Circular Road, Dublin 8



Convenient Central Location



Superb Third Floor One-Bedroom Apartment located in the heart of the South City within easy reach of all of the amenities of the City Centre





THE PROPERTY

Situated just off the South Circular Road, in the heart of Dublin 8, Hyde Square is strategically positioned to benefit from the host of leisure and commercial activities along with an array of amenities at hand in this historic area of Dublin's South City Centre.

The LUAS Red Line makes all of the shopping and entertainment of the heart of the city immediately accessible. Hyde Square has a choice of two stations – Rialto or Suir Road, both of which are within short walking distance. In addition, there are a selection of buses offering routes to destinations throughout the City.

Travel further afield is made easy by the proximity to Heuston Station and the M50 is a short drive away via

the N4, Lucan Road. The Phoenix Park, the Royal Hospital Kilmainham are convenient as are the shops, restaurants, leisure facilities and parks of the city centre.

Hyde Square is a magnificent development of 82 one and two bedroom apartments and two bedroom live/work units in a wonderful South City location, just off the South Circular Road. It was designed by award-winning architects, Anthony Reddy & Associates. It was built by Purcell Construction of Galway.

The development comprises three blocks, built around a central residents courtyard. There is extensive landscaping in the main courtyard area and also the ancillary garden areas.



Virtually all the car parking in the development is underground at basement level. This helps to maintain the 'clean' lines of the ground level and ensures maximisation of resident's amenity areas such as the courtyard.

Both kitchen and bathrooms in all apartments were built to factory specification off site to ensure uniform quality in fixtures and fittings, before being fitted and wired/plumbed in on site as a built unit.

The South Circular Road, and in particular the Hyde Square end of it, is an attractive tree lined avenue with many smart period buildings. This area of Dublin has undergone a renaissance in recent years and is fast becoming one of the most sought after in the Capital.



ACCOMMODATION SCHEDULE

Hallway:

With storage

Kitchen:

3.30m x 2.05m
Kitchen with a full range of presses and built-in appliances.

Living / Dining Room:

5.23m x 3.56m
Access to balcony.

Bedroom:

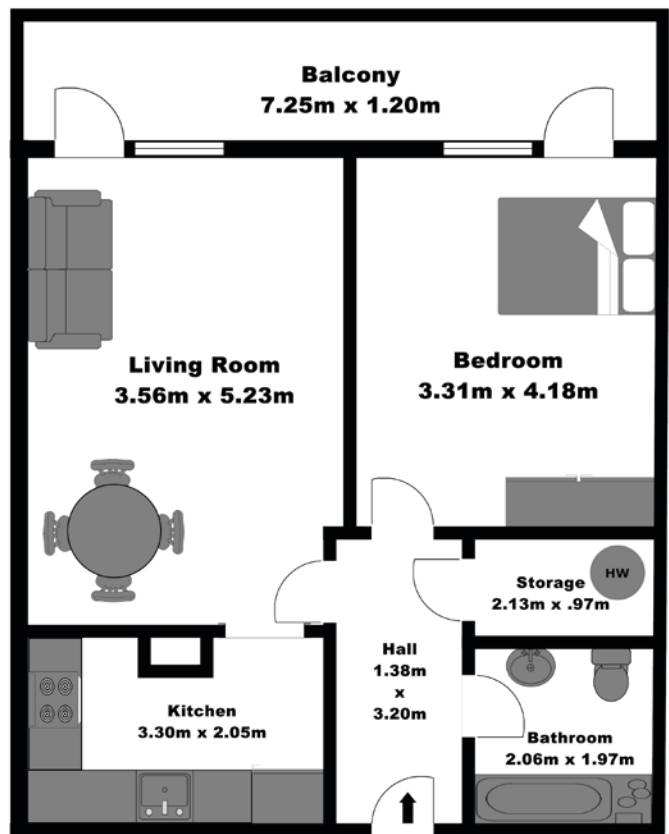
4.18m x 3.31m
Built-in wardrobes.

Bathroom:

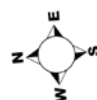
2.06m x 1.97m
Tiled with quality sanitary ware

Balcony:

7.25m x 1.20m



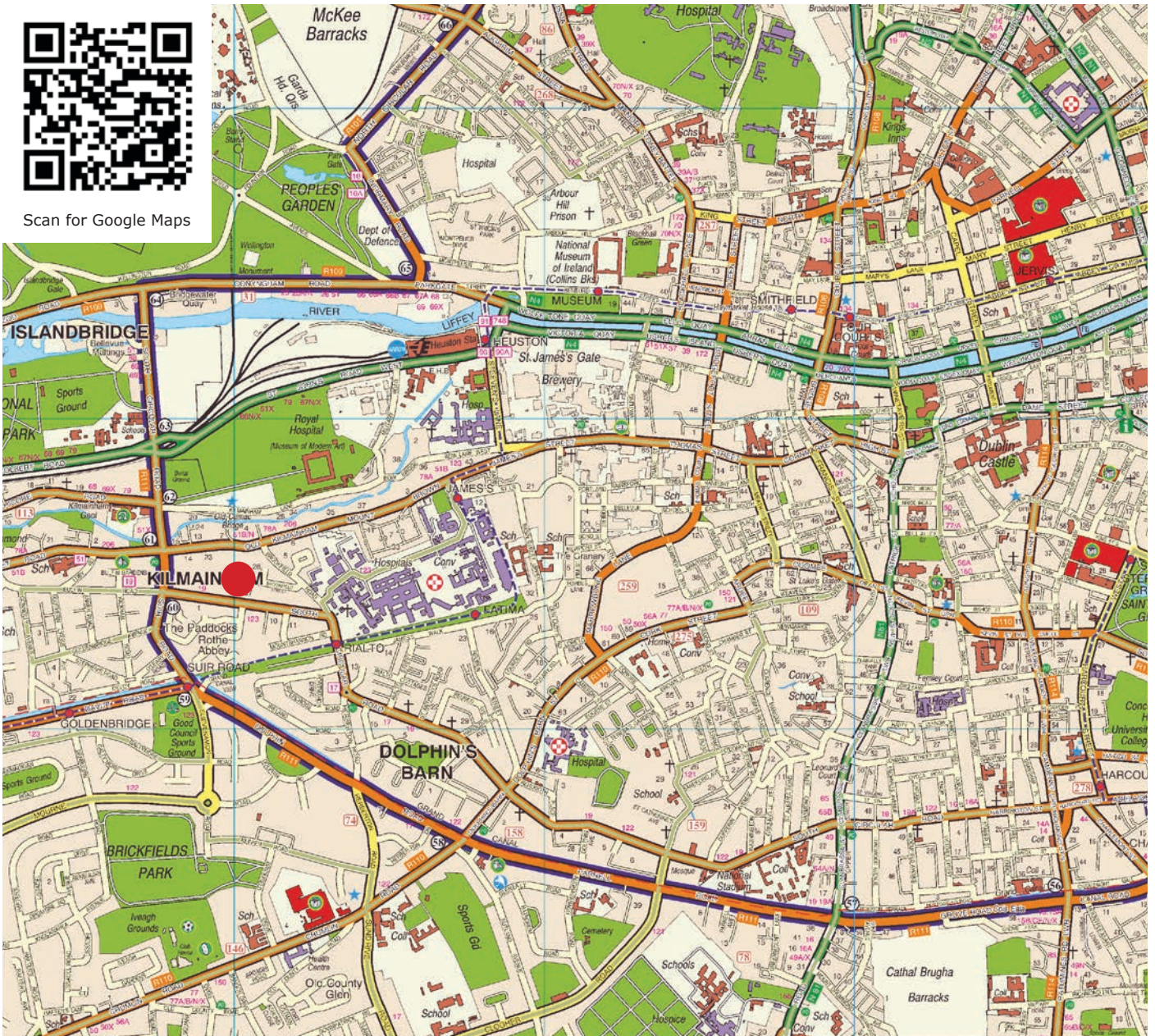
Floor Space
c 52 Sq Mtrs / 560 Sq Ft
(excluding 9 Sq Mtrs balcony)



Not to scale
For Identification
purposes only



Scan for Google Maps



ORDNANCE SURVEY LICENCE NO. AU0009514 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

LOCATION MAP

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER E1

BER No.106693906

Energy Performance Indicator: 321.27 kWh/m²/yr



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