

For Sale

Asking Price: €285,000

Sherry
FitzGerald



35 Hyde Square,
Kilmainham,
Dublin 8,
D08 TY00

sherryfitz.ie



Sherry FitzGerald are delighted to present No. 35 Hyde Square, a beautifully maintained one-bedroom apartment ideally positioned within this highly regarded gated development in the heart of Kilmainham. Offering bright, well-proportioned accommodation and a private west-facing balcony, this attractive home is sure to appeal to first-time buyers, investors and those seeking a convenient city residence.

Extending to a comfortable layout, the accommodation comprises a welcoming entrance hallway with excellent storage, a spacious double bedroom with fitted wardrobes, a fully tiled bathroom, and a generous open-plan living and dining area with direct access to the balcony. The adjoining kitchen is well equipped with an excellent range of fitted units and ample worktop space. Natural light floods the living accommodation, creating a warm and inviting atmosphere throughout.



Accommodation

Hallway 3.09m x 5.00m (10'2" x 16'5"): Opening from the front door leading to the bathroom, storage room, bedroom and sitting room, with wooden flooring

Bathroom 2.00m x 2.00m (6'7" x 6'7"): Following from the hallway, the bathroom is tiled floor to ceiling, with a mire of white porcelain wall tiles and black slate tiles, fitted bath tub with mains fed shower, ceramic sink with inset base taps

Storage 1.34m x 2.00m (4'5" x 6'7"): containing the water tank for the apartment, additional shelving for storage

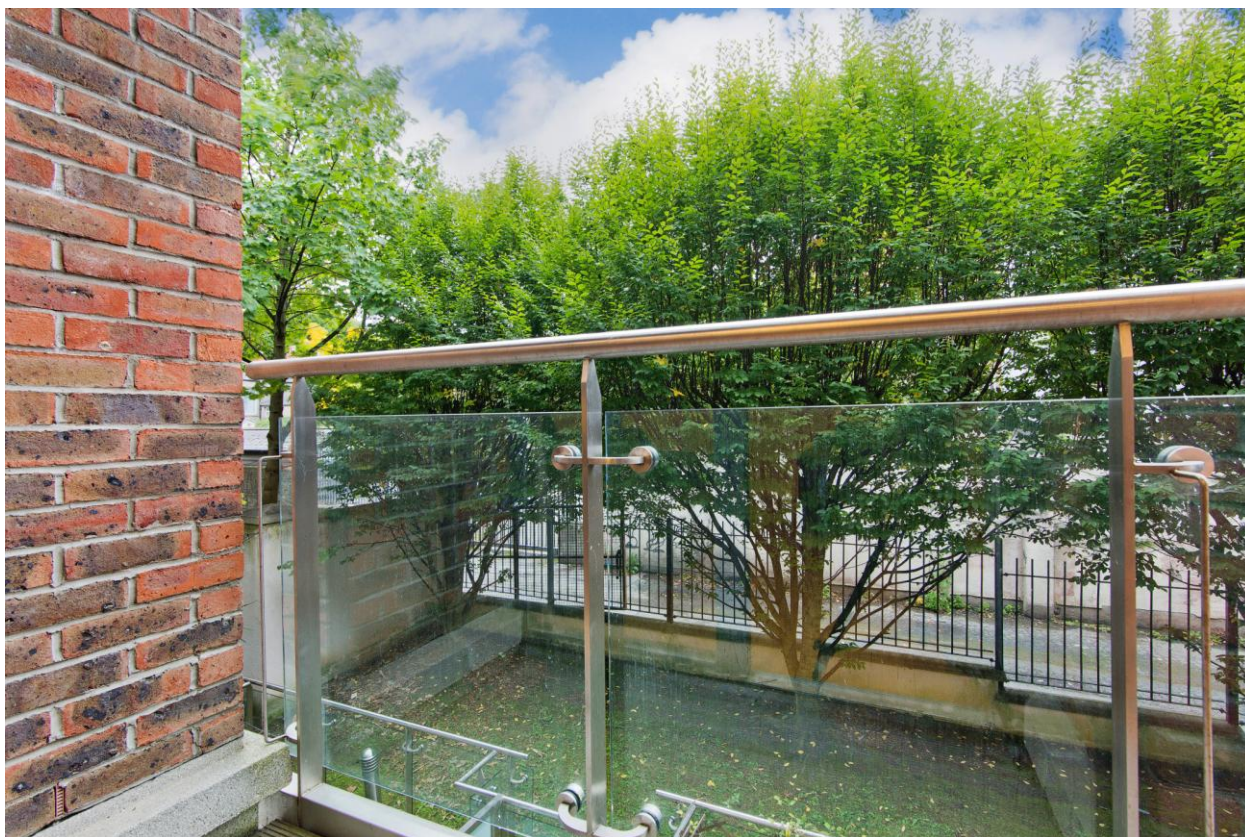
Bedroom 3.80m x 4.00m (12'6" x 13'1"): Spacious double room, large window to rear aspect, fitted wardrobes, wall mounted electric heater and wooden flooring

Kitchen 4.21m x 1.61m (13'10" x 5'3"): Fitted with matching base and wall units, ample work top space, tiled splash back, inset stainless steel sink, electric hob and cooker, tiled flooring

Sitting Room 4.20m x 5.01m (13'9" x 16'5"): Sizeable living area with wall mounted radiator, wooden flooring, door to the balcony and opening to the kitchen area.

Outside 2.50m x 0.89m (8'2" x 2'11"): The property benefits from a spacious west-facing balcony, featuring a metal handrail with glass panel inserts and accessed directly from the living room, providing an ideal outdoor space to relax and enjoy afternoon and evening sun. The secure, gated development further benefits from underground parking and well-maintained paved communal areas.





Outside

A particular feature of the property is the private west-facing balcony, offering the perfect setting to relax and enjoy afternoon and evening sunshine. The apartment is further enhanced by a well-maintained communal grounds within this secure gated development.

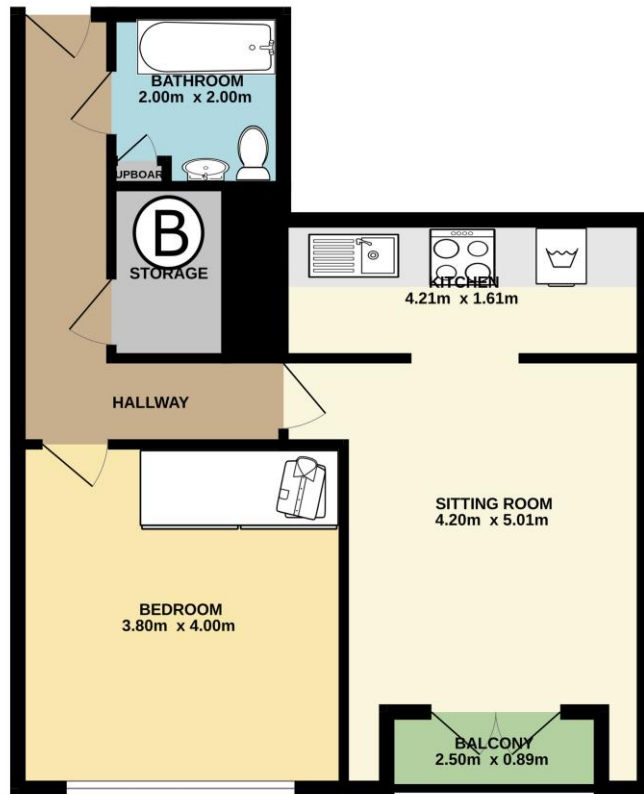
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Location

The location is second to none, with Kilmainham Village on the doorstep offering an excellent selection of cafés, restaurants, shops and everyday amenities. The Phoenix Park, IMMA, St. James's Hospital and the new National Children's Hospital are all within easy reach. Transport links are excellent, with the LUAS Red Line, Dublin Bus services and a network of cycle routes providing quick and convenient access to Dublin City Centre and beyond.

GROUND FLOOR
52.2 sq.m. approx.



TOTAL FLOOR AREA : 52.2 sq.m. approx.
Not to scale, identification only
Made with Metropix 6/2026



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MORTGAGE ADVICE

SOLICITOR

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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.
PSRA Registration No. 002183