

For Sale

Asking Price: €385,000

Sherry
FitzGerald



No.6 The Farmyard,
Hybreasal,
Dublin 8,
D08 N5FF

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a beautifully presented stone-fronted mid-terrace cottage extending over two floors, combining character features with modern living in the highly sought-after development of Hybreasal, just off the South Circular Road.

No. 6 The Farmyard has been maintained to an exceptionally high standard and offers well-proportioned, practical accommodation throughout. The property is further enhanced by beautifully maintained communal gardens with mature trees and attractive hedging filled with birdsong from morning until night, creating a tranquil and idyllic setting on your doorstep. The aspect of No. 6 is ideal, being bathed in sunshine all afternoon and evening. The Farmyard itself offers a peaceful haven within this charming development, originally designed as farm outbuildings dating back over one hundred years and distinguished by its beautiful cut-stone façades throughout.

The accommodation is thoughtfully arranged and offers a bright and spacious living/dining area enhanced by a generous dormer window, allowing an abundance of natural light into this inviting space while also enjoying views towards mature horse chestnut trees. Full of character, the room features attractive sloped ceilings, a feature fireplace with granite hearth, wall-mounted electric radiator, Velux skylight over the stairwell, and laminate flooring throughout.

The contemporary fitted kitchen comprises matching base and wall units with ample worktop space, tiled splashback, built-in electric oven, induction hob with extractor hood above, space for a freestanding fridge freezer, plumbing for a washing machine/dryer, additional space for a dishwasher, breakfast bar, Velux skylight, and porcelain tiled flooring.

Bedroom One is a generous double bedroom with a window to the front aspect, built-in Sliderobes wardrobe, wall-mounted electric radiator, and laminate flooring. Bedroom Two is also a sizeable double bedroom featuring a window to the front aspect, built-in Sliderobes wardrobe, wall-mounted electric radiator, and laminate flooring.

The bathroom is fitted with a WC, pedestal wash hand basin with mixer-tap, and shower unit with mains-fed shower overhead. The room further benefits from porcelain tiled flooring and access to an understairs storage and hot press area, which houses the hot water tank and provides ample additional storage space.

This finishes the accommodation throughout this truly special home.



Accommodation

Entrance Hall 2.41m x 2.29m (7'11" x 7'6"): Opening from the front door to a light filled entrance hall with stairs to the first-floor split landing, leading to two generous double bedrooms and the main bathroom.

Living/Dining Room 4.13m x 4.53m (13'7" x 14'10"): Generous dormer window to the front aspect allowing plenty of natural light into the main living space enjoying views towards mature horse chestnut trees, featuring a fireplace with granite hearth, wall-mounted electric radiator, attic hatch, Velux skylight over the stairwell, and finished with laminate flooring.

Kitchen 1.19m x 4.17m (3'11" x 13'8"): Fitted with matching base and wall units offering ample worktop space, tiled splashback, built-in electric oven, induction hob with extractor hood above, space for a freestanding fridge freezer, plumbing for a washing machine/dryer, space for a dishwasher, breakfast bar, Velux skylight, and porcelain tiled flooring.

Bedroom One 2.81m x 4.48m (9'3" x 14'8"): Generous double bedroom with window to the front aspect, built-in sliderobes wardrobe, wall-mounted electric radiator, and laminate floor coverings.

Bedroom Two 2.00m x 4.52m (6'7" x 14'10"): Sizeable double bedroom with a window to the front aspect, built-in sliderobes wardrobe, wall-mounted electric radiator, and laminate floor coverings.

Bathroom 1.35m x 2.21m (4'5" x 7'3"): Fitted with a WC, pedestal wash hand basin with mixer tap, and a shower unit with a mains-fed shower overhead. The room also features porcelain tiled flooring and access to understairs storage & hotpress, which houses the hot water tank and provides ample additional storage space.





Outside:

The mature development offers beautifully maintained communal gardens and landscaped walkways, creating a peaceful and attractive setting within this highly sought-after residential enclave.

Special Features & Services

- Maintained To An Extremely High Standard
- Open Plan Living/Dining Room
- Sizeable Living Accommodation Over Two Floors
- Two Double Bedrooms
- Mature & Private Communal Gardens
- Gated & Secure Development
- 64 SQM

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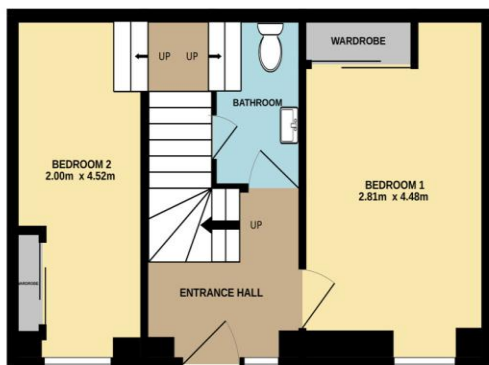


Location:

Located just off the South Circular Road in the highly desirable area of Kilmainham, the property enjoys a wealth of social and essential amenities right on its doorstep. Hybreasal is ideally positioned just a five-minute walk from the new Children's Hospital and St. James's Hospital campus, while also benefiting from excellent transport links, including the Red LUAS line with two nearby stops, numerous bus routes along the South Circular Road, Heuston Station, and convenient access to the M50. Dublin City Centre is also within comfortable walking distance.

The area is further enhanced by an abundance of nearby recreational and cultural amenities, including the Phoenix Park, which is approximately 1km away, along with IMMA at the Royal Hospital Kilmainham, Kilmainham Gaol and Courthouse, the War Memorial Gardens, and the Liffey walk is also nearby.

GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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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.
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