

# For Sale

Asking Price: €385,000

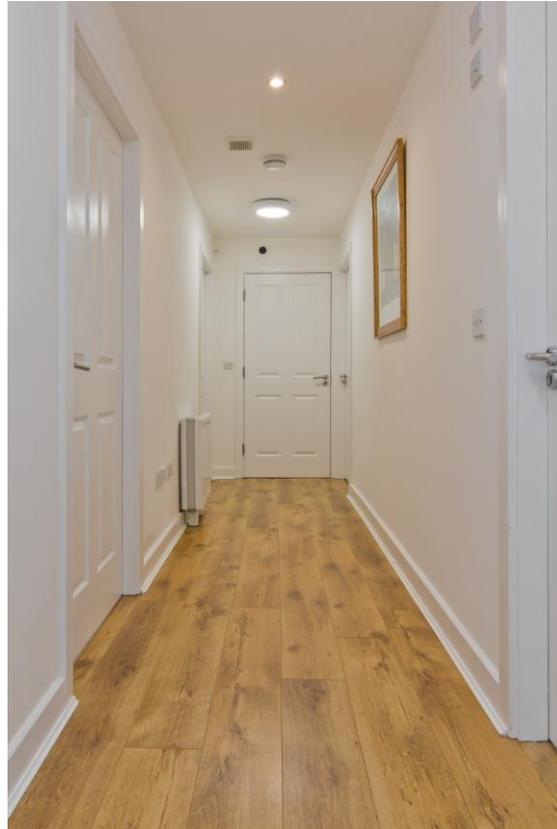
Sherry  
FitzGerald



49 Hyde Square,  
South Circular Road,  
Kilmainham,  
Dublin 8,  
D08 F6Y3

BER B3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald is delighted to introduce No. 49 Hyde Square to the market. Situated within an attractive and secure development in Kilmainham, the property enjoys a prominent position and offers well-proportioned accommodation throughout.

Upon entering, the front door opens to a spacious hallway which leads to a bright living/dining room, two double bedrooms, a main bathroom and a hot press. The living and dining area is generously sized and features laminate flooring, with direct access to a west-facing balcony.

The kitchen is fully fitted with matching base and wall units, ample worktop space, a tiled splashback and an inset sink. There is also a range of built-in appliances including an electric oven, induction hob with extractor hood above, and tiled flooring.

Bedroom One is a spacious double bedroom with a window and door opening onto a Juliet balcony to the front aspect. It comprises built-in wardrobes, wall-mounted electric radiator and laminate flooring, and also provides access to the en-suite. The en-suite is fitted with a WC, wash hand basin with mixer tap, and a shower unit with glass panel folding door, with floor-to-ceiling tiling. Bedroom Two is also generous double bedroom with a window to the front aspect, built-in wardrobes, laminate flooring and a wall-mounted electric radiator.

The main bathroom is fitted with a deep-fill bath with mains-fed shower overhead, WC, wash hand basin with mixer tap, and floor-to-ceiling tiling.

This completes the accommodation in this attractive and well-presented apartment.



## Accommodation

**Entrance Hall** 5.73m x 1.19m (18'10" x 3'11"): Opening from the front door into a spacious entrance hall leading to both double bedrooms, bathroom, hot press, open plan living/dining room and finished with laminate flooring.

**Living Room/Dining Room** 8.66m x 3.74m (28'5" x 12'3"): Good-sized living space with wall mounted electric radiator, laminate flooring west facing window, door to large balcony and leading to the kitchen area.

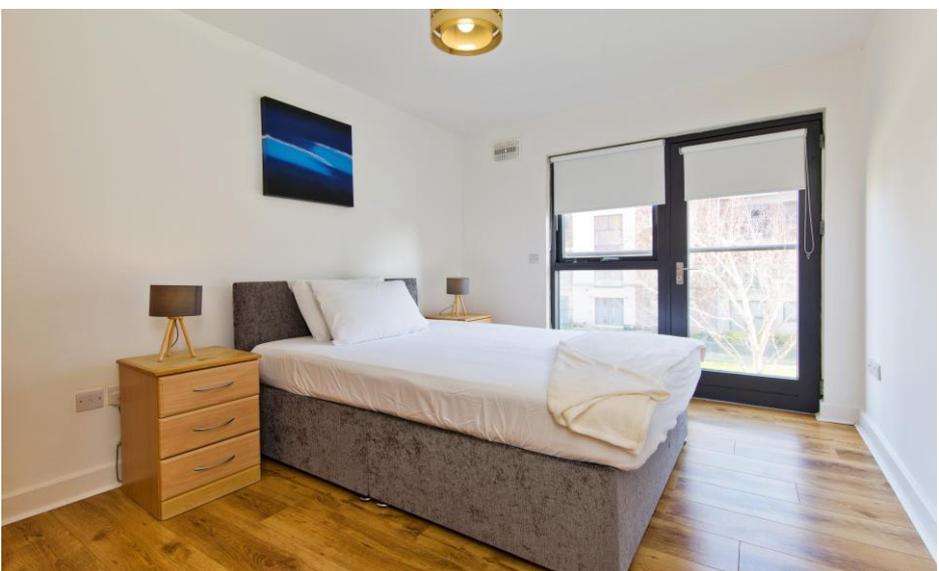
**Kitchen** 2.11m x 2.45m (6'11" x 8'): Fitted with matching base and wall units, ample work top space, tiled splash back, inset sink, an array of built-in appliances, electric oven, induction hob with extractor above and tiled flooring.

**Bedroom 1** 3.72m x 2.92m (12'2" x 9'7"): Sizable double bedroom with window to front aspect, door to Juliette balcony, built-in wardrobes, wall mounted electric radiator, laminate flooring and opening to the en- suite bathroom.

**En-Suite** 2.44m x 0.88m (8' x 2'11"): Fitted with a WC, wash hand basin with mixer-tap, shower unit with glass panelled folding door and tiled floor to ceiling.

**Bedroom 2** 2.80m x 3.75m (9'2" x 12'4"): Generous double bedroom with window to front aspect, built-in wardrobes, wall mounted electric radiator and laminate flooring.

**Bathroom** 2.11m x 1.97m (6'11" x 6'6"): Fitted with a deep fill bath with mains fed shower above, WC, wash hand basin with mixer-tap, and tiled floor to ceiling.





### Outside:

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.

### Special Features & Services

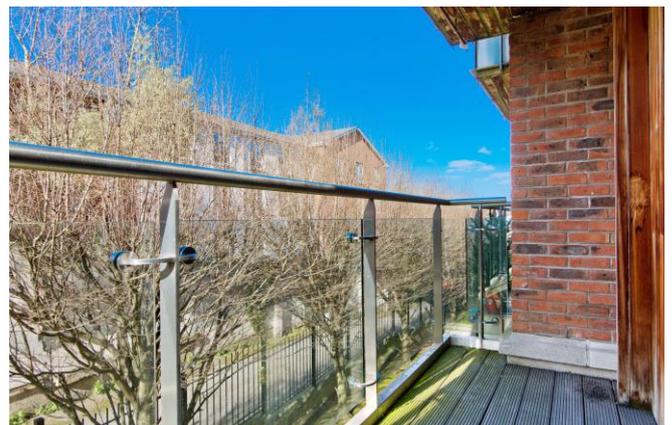
- Secure Gated Development
- Open Plan Living/Dining Room
- Two Double Bedrooms
- West Facing Balcony
- Allocated Parking Space

**BER** BER B3, BER No. 112872213



**Location:**

Hyde Square is ideally located just off the South Circular Road, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



## FIRST FLOOR



Not to scale, identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

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