

For Sale

Asking Price: €550,000

Sherry
FitzGerald



558 South Circular Road,
Rialto,
Dublin 8,
D08 AKH2

sherryfitz.ie



Sherry FitzGerald are delighted to present a rare and exciting opportunity to acquire No. 558 South Circular Road—an exceptionally impressive 1930s four-bedroom family home, enhanced by the added benefit of vehicular rear access and a garage. This charming residence boasts an abundance of original period features, resulting in a home of immense character and timeless appeal.

Behind its attractive façade lies a beautifully proportioned interior extending to generous accommodation throughout. Upon entering, you are welcomed by an impressive entrance hall with striking double-height ceilings, original staircase, picture rails, and carpeted flooring, immediately setting the tone for the elegance that continues throughout.

To the front of the property, the sitting room is a wonderfully bright and spacious reception room, enhanced by a striking double-height bay window that floods the space with natural light. A feature fireplace with marble mantelpiece, cast iron inset, and tiled hearth forms a focal point, while original period coving and carpeted flooring complete this elegant room. Recessed pocket doors open through to the dining room, allowing for a seamless flow between the two interconnecting spaces. The dining room mirrors the proportions and charm of the front reception and is ideally suited for both everyday living and entertaining. Double glass-panelled doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor spaces. A further feature fireplace with marble mantelpiece and cast-iron inset, along with original coving and carpeted flooring.

To the rear, the kitchen overlooks the garden and side aspect and retains many original features, including a fireplace with marble mantelpiece with cast iron inset, original tiled flooring and leading to the pantry.

The pantry benefits from ample worktop, a stainless-steel sink with mixer tap, original tiled flooring and a rear door leads directly to the garden.

Upstairs, the accommodation comprises four well-proportioned bedrooms. One of the rooms, originally designed as the fourth bedroom, was converted by the previous owner into an upstairs kitchen and offers excellent potential to be reinstated as a spacious bedroom. The remaining bedrooms are generous in size and filled with natural light, making them ideal for family living.

This completes the living accommodation thought this beautiful home and we highly recommend viewing.



Accommodation

Porch 1.53m x 1.00m (5' x 3'3"): Opening from the front door to a sizeable porch area, which provides a welcoming approach and leads directly to the original period front door.

Entrance Hall 1.89m x 5.32m (6'2" x 17'5"): Opening from the stained-glass front door into a bright & spacious entrance hall which leads to the sitting room, dining room, & the kitchen, fitted with an original staircase to the first-floor landing, double height ceilings, picture rails and carpeted flooring.

Sitting Room 4.13m x 3.72m (13'7" x 12'2"): A striking double-height bay window enhances the front aspect, flooding the room with natural light. The space is centred around a feature fireplace with a marble mantelpiece, cast iron inset, and tiled hearth, while original period coving adds character. Finished with carpeted flooring and benefiting from recessed pocket doors leading to the dining room.

Dining Room 3.82m x 3.91m (12'6" x 12'10"): Double glass-panelled doors open seamlessly onto the rear garden, filling the room with natural light. A striking feature fireplace with a marble mantelpiece and cast-iron inset serves as the focal point, complemented by original period coving and carpeted flooring.

Kitchen 3.02m x 2.16m (9'11" x 7'1"): Window to the rear/side aspect, feature fireplace with feature fireplace with a marble mantelpiece and cast-iron inset, understairs storage and opening to the pantry.

Pantry 1.36m x 2.29m (4'6" x 7'6"): Fitted with ample worktop space, a stainless steel sink with mixer-tap, original tiled flooring and a rear door leading to the garden.

Landing 2.37m x 5.25m (7'9" x 17'3"): Generously sized landing which leads to four bedrooms and the family bathroom.

Bedroom 1 3.38m x 4.35m (11'1" x 14'3"): Generously sized double bedroom double bay window to the front aspect, feature fireplace with tiled hearth, picture rails, and carpeted flooring.

Bedroom 2 3.68m x 3.42m (12'1" x 11'3"): Sizeable double bedroom with window to the rear aspect, built-in wardrobes, and carpeted flooring.

Bedroom 3 2.37m x 3.12m (7'9" x 10'3"): Double bedroom with window to the front aspect, picture rails and original timber flooring.

Bedroom 4 3.01m x 1.81m (9'11" x 5'11"): Originally the fourth bedroom, this room was converted into an upstairs kitchen by the previous owner and offers excellent potential to be reinstated as a spacious bedroom.

Family Bathroom 2.04m x 2.00m (6'8" x 6'7"): Opaque window to the side aspect, fitted with a deep fill bath, a WC, wash hand basin with tap and carpeted flooring.





Outside:

To the front of the property, there is ample gated off-street parking, finished to an exceptionally high standard with granite paving and bordered by well-maintained hedging, along with gated side access to the rear garden.

The generous, enclosed rear garden features a sizeable patio area extending from the back of the house, an additional storage shed, and a well-maintained lawn. A garage to the rear, accessed from Glenmalure Park, provides further parking.

Subject to planning permission, the garage also offers excellent potential for conversion into a mews house or home office.

Special Features & Services

- Charming Period Home
- Abundance Of Original Features
- Two Reception Rooms
- Four Bedrooms
- Rear Access & Garage
- Off-Street Parking
- 106 SQM

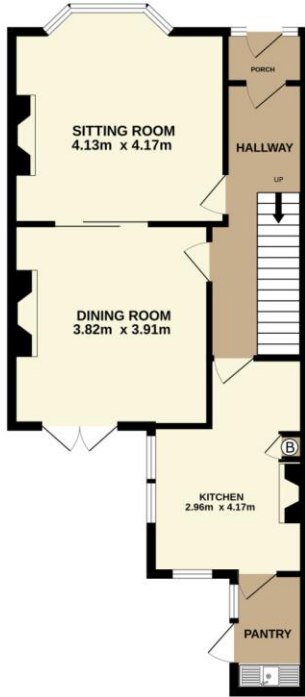


Location: 558 South Circular Road enjoys a highly convenient setting in the heart of Rialto, one of Dublin 8's most vibrant and well-established residential neighbourhoods. The property is within walking distance of Dublin city centre and benefits from an excellent range of local amenities and transport links. Ideally positioned just a five-minute walk from both the new National Children's Hospital and the St. James's Hospital campus, the location is particularly appealing to healthcare professionals and families alike. Excellent transport connections are readily available, including two nearby LUAS Red Line stops, numerous Dublin Bus routes along the South Circular Road, Heuston Station, and convenient access to the M50 motorway. Dublin City Centre is also within comfortable walking distance.

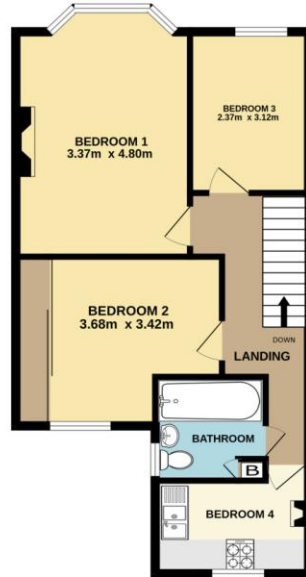
The area is further enhanced by a wealth of recreational, cultural, and heritage amenities. The Phoenix Park, is approximately 1km away and offers extensive green spaces, walking trails, and sporting facilities. Other nearby attractions include the Irish Museum of Modern Art (IMMA) at the Royal Hospital Kilmainham, Kilmainham Gaol, Kilmainham Courthouse, the War Memorial Gardens, and the scenic River Liffey walkway, all of which contribute to the area's unique character and appeal.



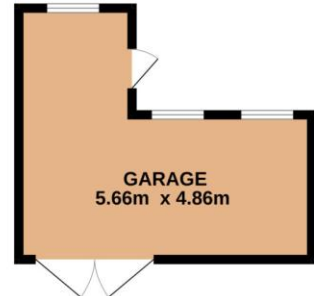
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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