

For Sale

Asking Price: €275,000

Sherry
FitzGerald



36 Hyde Square,
South Circular Road,
Dublin 8,
D08 F974

sherryfitz.ie



Sherry FitzGerald is delighted to introduce No. 36 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 west facing living/dining room, the main bedroom, a fully fitted 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 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, washing machine, induction hob with extractor hood above, LED spotlights and tiled flooring.

The bedroom itself is of good size with a rear facing window to the rear aspect, built-in wardrobes, wall mounted electric radiator and carpeted flooring.

The bathroom is complete with a deep fill bath with shower attachment, glass shower screen, WC, wash hand basin with mixer-tap, and tiled floor to ceiling.

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



Special Features & Services

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

Accommodation

Entrance Hall 1.09m x 4.99m (3'7" x 16'4"): Opening from the front door into a spacious entrance hall leading to the main bedroom, bathroom, hot press, open plan living/dining room and finished with laminate flooring.

Living Room 3.56m x 4.51m (11'8" x 14'10"): Good-sized living space with wall mounted electric radiator, laminate flooring west facing window, door to the balcony and opening to the kitchen area.

Kitchen 4.23m x 1.61m (13'11" x 5'3"): 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, LED spotlights with extractor above and tiled flooring.

Bedroom 2.82m x 4.01 (9'3" x 4.01): Sizable double bedroom with window to the rear aspect, built-in wardrobes, wall mounted electric radiator and carpeted flooring.

Bathroom 2.0m x 1.95m (6'7" x 6'5"): Fitted with a deep fill bath with shower attachment, glass shower screen, WC, wash hand basin with mixer-tap, and tiled floor to ceiling.

Outside:

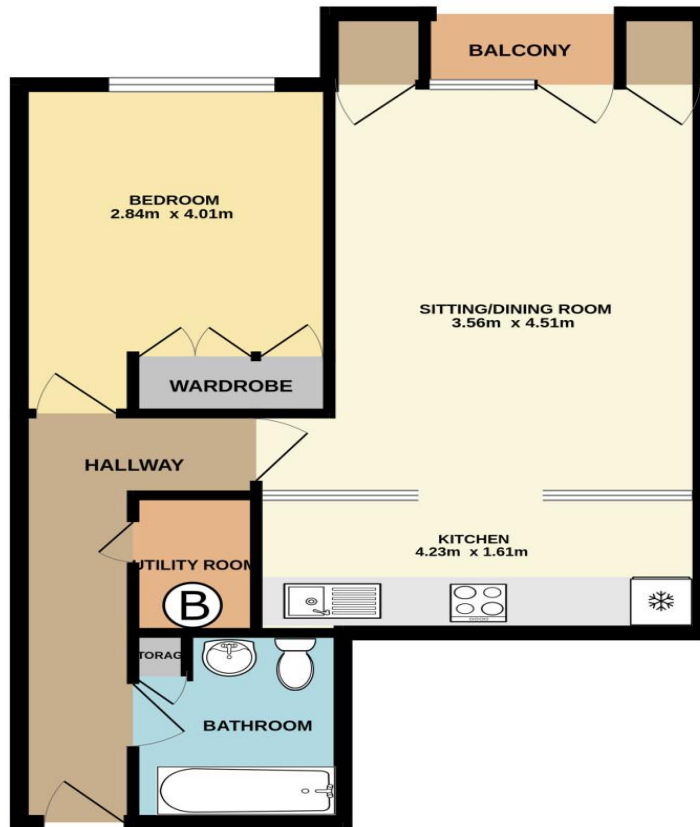
The property benefits from a spacious west-facing balcony, featuring a metal handrail with glass panel inserts and accessed directly from the living room, providing an ideal outdoor space to relax and enjoy afternoon and evening sun. The secure, gated development further benefits from underground parking and well-maintained paved communal areas.

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
Made with Metropix ©2026



NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

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