

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald



The Paddocks,  
Hybreasal,  
South Circular Road,  
Dublin 8,  
D08 P2T8

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



Sherry FitzGerald is delighted to introduce this beautifully appointed ground-floor apartment to the market, ideally situated within the highly sought-after Hybreasal development. Nestled within this attractive and secure residential setting, the property enjoys a superb location close to the South Circular Road, St. James's Hospital, and a host of local amenities.

This bright and spacious one-bedroom apartment benefits from its own private entrance and is presented in excellent condition throughout. The accommodation is further enhanced by a west facing patio area, providing an ideal outdoor space for relaxing or entertaining. In addition, the property comes with the valuable benefit of a designated parking space.

Opening from the front door, a good-sized entrance hall welcomes you into the property and leads directly to the main living space. The living room is generously proportioned and features a marble-surround fireplace with an inset electric fire, built-in storage housing the gas-fired boiler, and laminate flooring throughout. A door provides access to the private patio area, while the room flows seamlessly into the kitchen/dining area.

The kitchen itself is fitted with matching base/wall units with ample worktop space, complemented by a tiled splashback and an inset stainless-steel sink with mixer tap. Additional features include a built-in electric oven, electric hob with extractor overhead, plumbing for a washing machine, space for an undercounter fridge/freezer, and porcelain tiled flooring. Leading from the kitchen is an inner hallway which provides access to the generous double bedroom, fully fitted bathroom, hot press, additional storage room, and a useful utility/storage cupboard.

The bedroom is a generously proportioned double room, featuring a large bay window overlooking the rear aspect, built-in wardrobes, a wall-mounted radiator, and laminate flooring. The bathroom is fitted with a deep-fill bath with tiled splashback and a mains-fed shower overhead. Additional features include a WC, wash hand basin with mixer tap, and tiled flooring.

This completes the accommodation throughout this well-presented apartment.



## Accommodation

**Entrance Hall** 1.21m x 1.44m (4' x 4'9"): Opening from the front door into a good-sized entrance hall with tiled flooring, providing access to the main living accommodation.

**Living Room** 3.85m x 4.14m (12'8" x 13'7"): Generously sized living room featuring a marble-surround fireplace with inset electric fire, built-in storage housing the gas-fired boiler, laminate flooring, and a door leading out to a private patio area.

**Kitchen** 3.85m x 2.82m (12'8" x 9'3"): The kitchen is fitted with matching base/ wall units offering ample worktop space, complemented by a tiled splashback and an inset stainless-steel sink with mixer tap. Additional features include a built-in electric oven, electric hob with extractor overhead, plumbing for a washing machine, space for an undercounter fridge/freezer, porcelain tiled flooring, and a generous dining area.

**Hall** 0.94m x 1.76m (3'1" x 5'9"): Inner hallway leading to a generous double bedroom, fully fitted bathroom, hot press, and additional storage.

**Bedroom** 3.85m x 3.80m (12'8" x 12'6"): Sizeable double bedroom featuring a large bay window overlooking the rear aspect, built-in wardrobes, wall-mounted radiator, and laminate flooring.

**Hot Press** 0.70m x 0.85m (2'4" x 2'9"): Fitted with a cold feed tank, water pump & hot water cylinder.

**Storage** 0.70m x 0.85m (2'4" x 2'9"): Conveniently located off the hallway, this practical storage room offers ample space for household storage and further enhances the property's functionality.

**Bathroom** 2.09m x 1.75m (6'10" x 5'9"): The bathroom is fitted with a deep-fill bath with tiled splashback and a mains-fed shower overhead. Additional features include a WC, wash hand basin with mixer tap, and tiled flooring.





**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

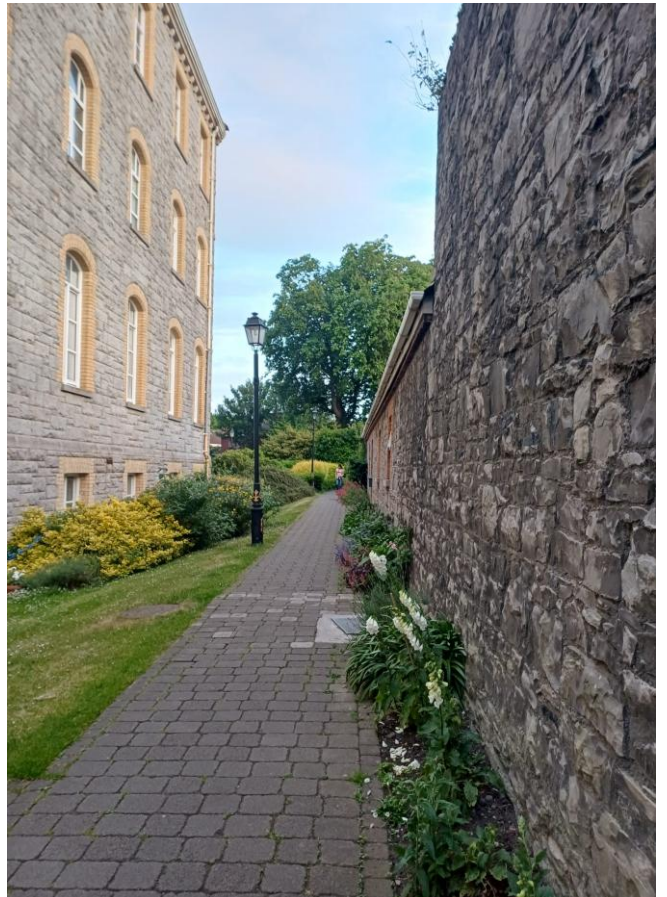
- Highly sought-after and secure Hybreasal development
- Ground-floor apartment with its own private entrance
- Bright and spacious one-bedroom accommodation
- Allocated Car Parking
- Gas Fired Central Heating
- Private Patio Area

**BER** BER D2, BER No. 102513983

**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



Not to scale, identification only  
Made with Metropac 1/2025



**NEGOTIATOR**

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**MORTGAGE ADVICE**

**SOLICITOR**

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