

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 74 m²

BER Rating: C2



**53 The Paddocks, Hybreasal,
Kilmainham, Dublin D08WR12**



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This two bedroom duplex property with designated parking space comes to the market set amidst the well maintained and peaceful grounds of Hybreasal, conveniently located just off the South Circular Road.

Hybreasal is a private gated development situated on the grounds of the former St. Patrick's House convent and nursing home. The complex boasts some lovely mature communal green areas and on entering through the secure electric gates you can see how clean and well maintained this complex is.

The location of this property will be very appealing to purchasers. The LUAS Red Line is only a short walk from the complex and there are a number of bus routes that serve the area along the South Circular Road and into the City Centre. There is also a Dublin Bike station located just outside the gates and Hueston Station and links to National road networks are also easily accessible. A number of well known landmarks are located close by to include St. James' Hospital and the site of the new children's hospital, Royal Hospital Kilmainham, the IMMA, Kilmainham Gaol, Irish National War Memorial Gardens and the Phoenix Park to name a few. There are also a number of local amenities including schools, shops, restaurants and pubs.

The property itself has just been refreshed for the market with a complete interior repaint in a fresh and neutral colour scheme and new flooring & carpets have been added throughout.

External stairs lead up to the private front door of the property, which is set over the middle and top floors with an apartment underneath. The entrance hall leads off to the kitchen, which is situated to the front of the property and has space for a table & chairs. To the rear is the spacious sitting room which opens out to a South East facing balcony.



Upstairs are the two bedrooms and bathroom, which requires updating. Both bedrooms are doubles and have fitted mirrored sliderobes.

To arrange a viewing, contact the Selling Agents; Paul Tobin on 01 902 0092.

FEATURES

- Freshly painted throughout
- New flooring / carpets throughout
- Designated parking space
- Gas fired central heating
- Balcony off sitting room
- 2 double bedrooms
- Well maintained grounds
- Secure gated development
- Close to local amenities / facilities
- Short walk to LUAS
- Close to bus routes
- Dublin Bike station just outside gates

ACCOMMODATION

Hallway (4.72 x 1.00 shortest width / 1.50 wide at front door) – Wooden flooring, skirting, radiator, ceiling light, understairs storage, fuse box, 1 single plug socket.

Kitchen (5.51 x 1.82 at shortest / 2.21 at widest in dining area) – Wooden flooring, 2 ceiling lights, bay window to front of property, radiator, skirting, fitted units, worktops, dryer, washing machine, fridge / freezer, integrated hob & oven, extractor hood, tiled backsplashes, stainless steel sink & drainer, 3 double plug sockets plus 2 single.

Sitting room (4.93 x 3.81) – Wooden flooring, fireplace with electric fire, radiator, skirting, ceiling coving, 3 double plug sockets, ceiling light, double doors leading to balcony with side windows.

Balcony (3.84 x 2.05) – South East facing balcony overlooking communal green area.

Landing (3.19 x 1.99 / 1.05 at shortest width) – New carpet on stairs and landing, ceiling light, attic access, hotpress, skylight in stairwell.

Hotpress (0.88 x 0.85)

Bathroom (2.36 x 1.73) – Bath with shower attachment, WC, wash basin, vinyl flooring, radiator, ceiling light, shaving light, skylight. Requires updating.

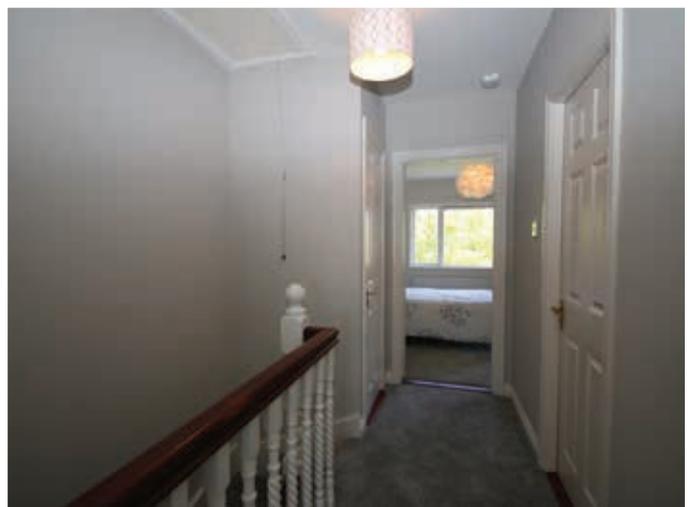
Bedroom 1 (3.67 x 3.25) – New carpet, wall to wall sliderobes with mirrored doors, radiator, skirting, ceiling light, 2 double plug sockets, window to rear of property.

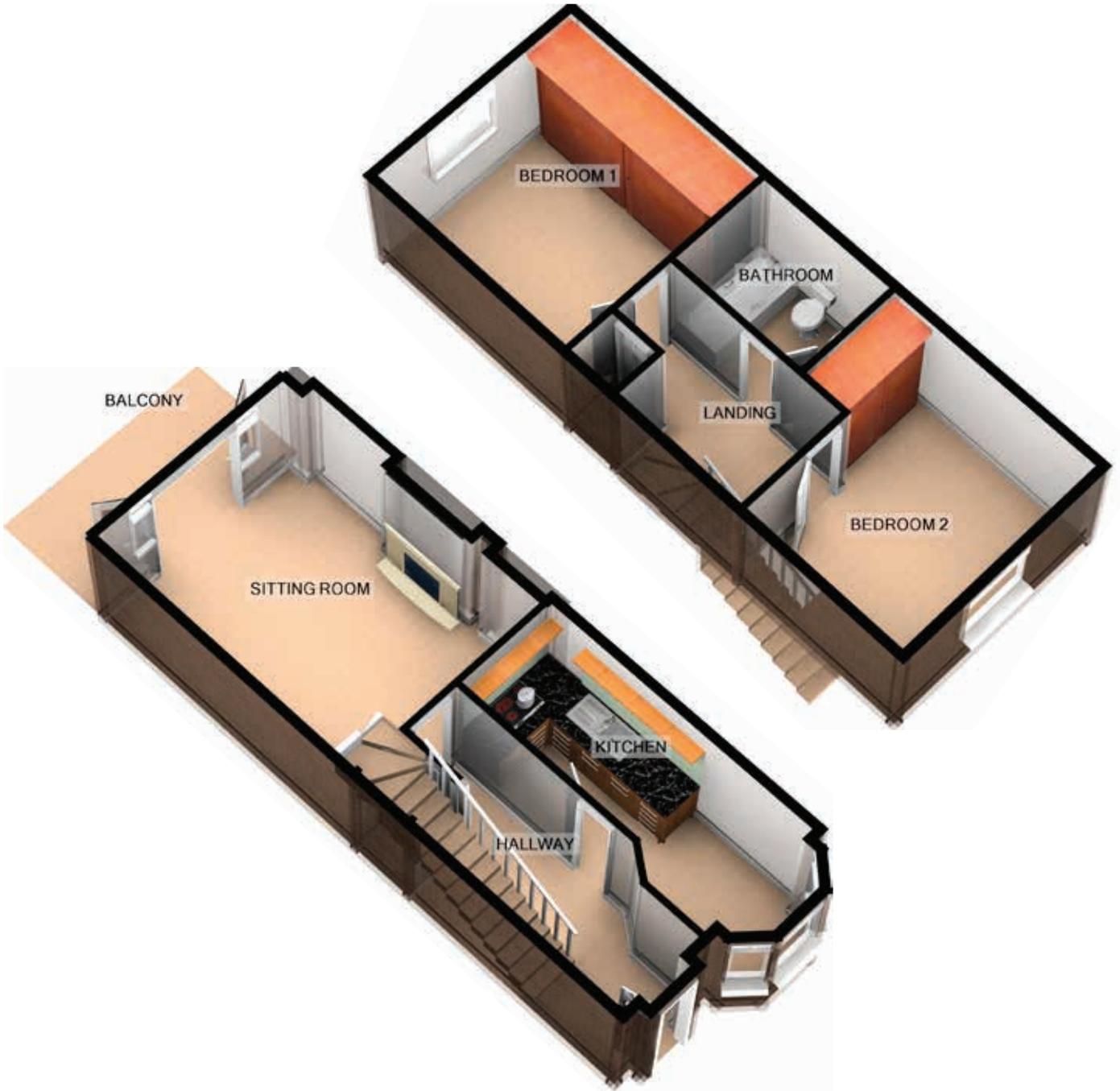
Bedroom 2 (3.82 x 2.81) – New carpet, radiator, window to front of property, ceiling light, fitted sliderobes, skirting, 2 double plug sockets. or, panelled ceiling, WC, basin, bath with overhead electric shower, radiator, ceiling light, extractor fan.

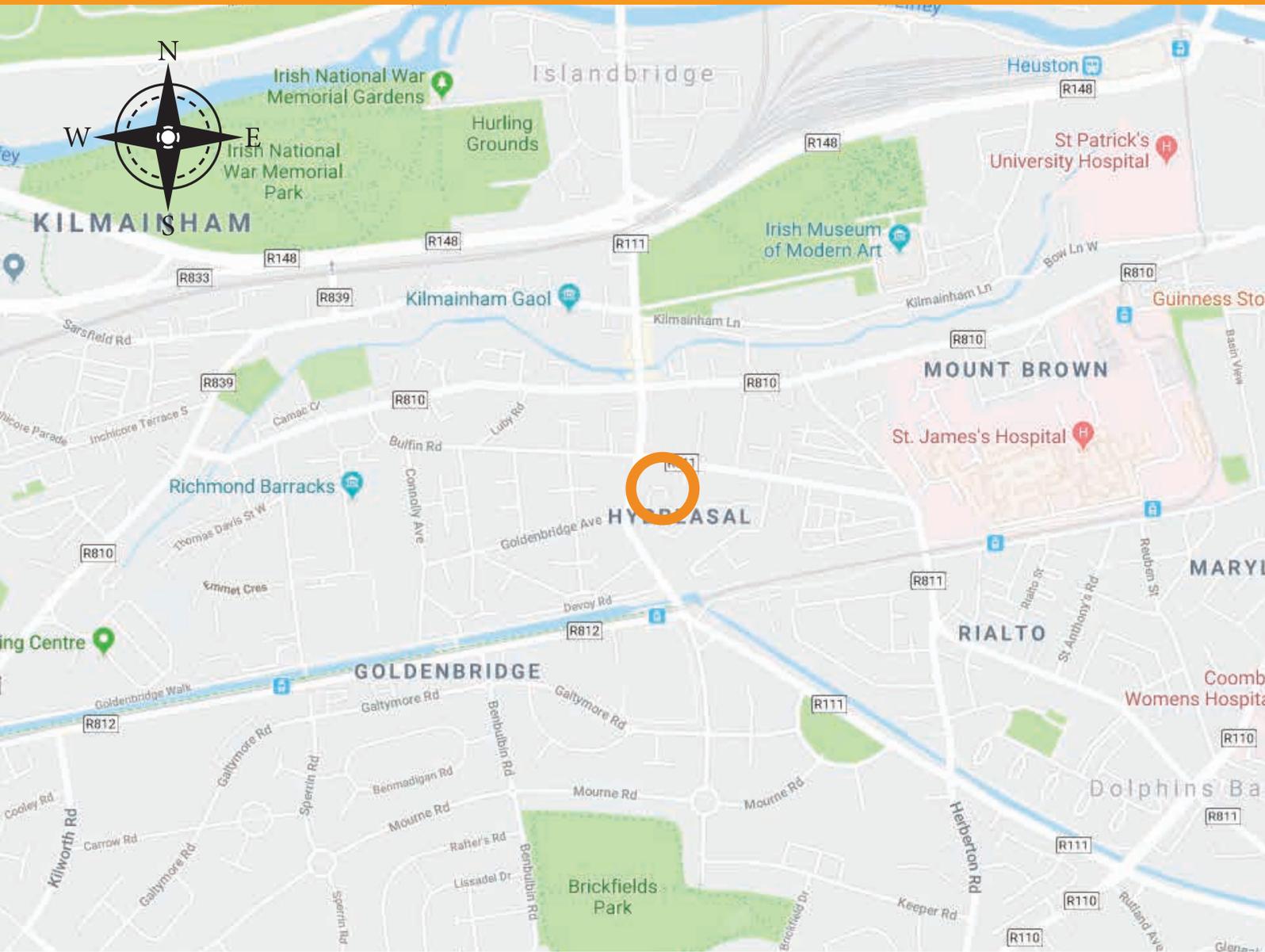
SERVICE CHARGES

c. €1,091.44 current year
(includes €48.30 for parking space,
€112.33 refuse, approx. €200 sinking fund)









Boutique Estate Agent

PSRA Licence No: 003786

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