

For Sale

Asking Price: €350,000

Sherry
FitzGerald



52 Hyde Square,
South Circular
Road,
Kilmainham,

sherryfitz.ie



Sherry FitzGerald is delighted to introduce No. 52 Hyde Square to the market. Situated in this attractive and secure development in Kilmainham. No.52 is a wonderfully bright apartment with dual aspect.

On entering the property, the front door leads to a spacious hallway, opening to the bright living/dining room, two double bedrooms, main bathroom and hot press. The living and dining room is airy and of good size with laminate flooring and opening to the west facing balcony area.

Kitchen area is fully fitted with matching wooden base/wall units ample worktop space,

tiled splash back, inset sink, integrated fridge/freezer, dishwasher, washing machine and integrated electric oven, hob and extractor fan.

Bedroom 1 is a sizeable double bedroom with window and door opening to a Juliette balcony front aspect, Comprises too of built in wardrobes, tv point, wall mounted electric radiator, laminate flooring and opening to the en suite

En suite is fitted with WC, wash hand basin, fitted shower with glass shower screen and tiled floor to ceiling.

Bedroom 2 is again a sizeable double bedroom with window to front aspect, built in wardrobes, tv point, laminate flooring and wall mounted electric radiator.

The main bathroom is fitted with a deep fill bath, shower above, WC, wash hand basin, built in storage and tiled floor coverings.

Outside 2 balconies, one Juliette balcony overlooking the courtyard, the other off the living area. Secure underground parking.

The location is second to none, being within just a short stroll of an abundance of excellent amenities and has the added attraction of two Luas stops, well serviced by main bus routes, within easy reach of both sides of the city center and the M50 and N4, easing your daily commute.



Accommodation

Entrance Hall 5.81m x 1.16m (19'1" x 3'10"): Opening from the front door into a spacious entrance hall with laminate flooring.

Living Room 8.55m x 3.74m (28'1" x 12'3"): Sizable bright living space with laminate flooring, wall mounted radiator, west facing window and door to large balcony.

Kitchen 2.04m x 2.49m (6'8" x 8'2"): Fitted with matching base and wall units, ample work top space, tiled splash back, inset sink, integrated fridge/freezer, dishwasher, washing machine, integrated electric oven with hob and extractor fan.

Bedroom 1 2.90m x 3.86m (9'6" x 12'8"): Sizable double bedroom with window to front aspect, door to Juliette balcony, built in wardrobes, electric radiator, laminate flooring and opening to en suite.

En-Suite 1.20m x 1.50m (3'11" x 4'11"): Tilled floor to ceiling with fitted shower, WC, and wash hand basin.

Bedroom 2 3.75m x 2.75m (12'4" x 9'): Sizable double bedroom with window to front aspect, built in wardrobes, wall mounted electric radiator and laminate flooring.

Bathroom 1.96m x 2.00m (6'5" x 6'7"): Fitted with deep fill bath, shower above WC, wash hand basin, and tiled floor to ceiling.

Outside This gated secure development benefits from underground parking, paved communal areas.

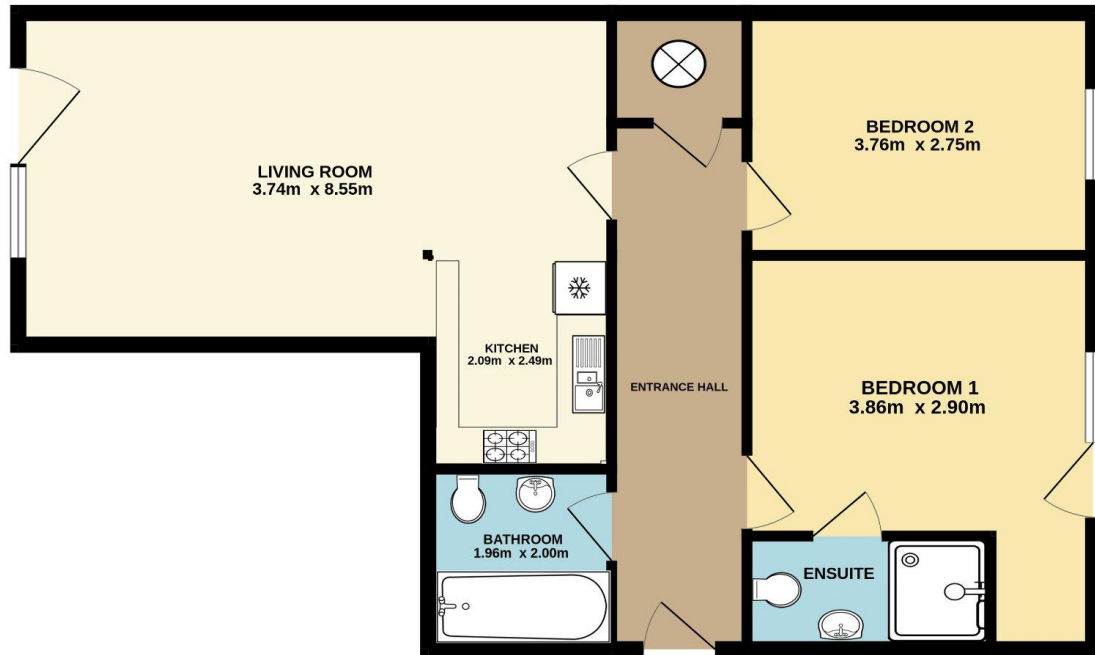




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52 HYDE SQUARE



Not to scale, identification only
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