

# 31 THE PADDOCKS



*Hybreasal, Kilmainham, Dublin 8*

**FOR SALE**





# 31 THE PADDOCKS

*A most impressive end of terrace home which has been upgraded and extended to an impeccably high standard. Located in the ever popular gated Hybreasal Development just off the South Circular Road in Dublin 8.*



# ACCOMMODATION



The bright and well-appointed accommodation extends to approximately 106 sq. m. / 1,140 sq. ft. An entrance hallway opens into the living room with attractive fireplace and a feature bay window incorporating a built-in seating area. To the rear of the property is the kitchen / dining room. The kitchen is fitted with modern cream wall and floor mounted units with tiled splashback, Neff double oven, microwave and electric hob. Off the kitchen is a utility room. French doors from the kitchen provide access to a wonderful dual aspect room which is currently used as an art studio, overlooking the rear garden, this room will undoubtedly appeal to a vast array of purchasers as it could easily be used as a family room.





# ACCOMMODATION

Upstairs are three good sized bedrooms. The main bedroom has the benefit of an en-suite shower room and all the bedrooms are fitted with built-in wardrobes. A family bathroom completes the accommodation. This wonderful modern home is ideal for those seeking a home in pristine condition and will make an ideal choice for the first time buyer, investor or purchasers seeking a more manageable sized home.





## GARDEN & LOCATION

There is a wide side entrance to the left of the property which is the perfect space for 'Al fresco' dining and a real sun-trap. The avid gardener will be delighted with the 'country' style garden to the rear which enjoys complete privacy and is well stocked with mature shrubs and plants. To the front of the property there is off street parking for one vehicle.

The Paddocks are located within the gated Hybreasal

development which was built c. 1995 on the grounds of the former convent built by The Little Sisters of the Poor c.1887.

The development is conveniently located off the South Circular Road, boasting a wealth of amenities to include local shops, bars, cafes and restaurants. The historic Kilmainham Gaol, St. James' Hospital and the new Children's Hospital site are within walking distance. Also close by are The Phoenix

Park and tranquil river walks along the Liffey to be enjoyed from Island Bridge. The area is well serviced by excellent public transport links including a selection of Dublin Bus Routes, the Luas, Heuston Station and the M50 motorway all providing easy access to both sides of the city. There is a Dublin Bikes Depot at the entrance to the development.



### FEATURES

- Pristine condition
- Gas Fired Central Heating
- Double glazed windows
- West facing rear garden
- Off street parking
- Gated development



## DETAILS

**BER:** D2 | **BER Number:** 113628135

**Energy Performance Indicator:**

271.12 kWh/m<sup>2</sup>/yr

**Approx. Size:** 106 sq. m. / 1,140 sq. ft.

**Management Company:** RFPM

**Service Charge:** 600pa

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



**Jacqui McCabe**

Senior Sales Agent

[jacqui.mccabe@ie.knightfrank.com](mailto:jacqui.mccabe@ie.knightfrank.com)



**Richard Banahan**

Sales Assistant

[richard.banahan@ie.knightfrank.com](mailto:richard.banahan@ie.knightfrank.com)

+353 1 634 2466

[residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



NOT TO SCALE

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20-21 Upper Pembroke Street  
Dublin 2  
Tel: +353 1 634 2466

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