



33 The Hibernian, Ringsend,

€495,000

Hunters Estate Agent is delighted to present 33 The Hibernian, The Gasworks to the market. This is an excellent opportunity to acquire a spacious two-bedroom, second floor apartment extending to approx. 83m sq/ 893sq.ft. Located within this exceptionally convenient and award-winning development, The Gasworks is ideally situated adjacent to Google's European Headquarter.

No. 33 The Hibernian offers bright, open and well-proportioned accommodation and the overall location of this apartment makes it the ideal choice for those looking for a trendy city pad or a gilt-edged investment opportunity.

Accommodation comprises entrance hall with utility room, hot press and storage cupboard. Bathroom, living/dining room, kitchen with doors to balcony. Master bedroom with ensuite, double bedroom.

The convenience of the location cannot be overstated having every conceivable amenity within walking distance. The Hibernian is perfectly positioned in the heart of Dublin's Grand Canal, on the doorstep of the city centre and is served by a wide-ranging public transport network including trains and DART from Grand Canal Dock and Dublin Bus services. The Grand Canal area is a real hive of activity offering excellent restaurants, bars, shops and businesses. The Bord Gais Theatre is only a short stroll away as is the Aviva Stadium and Ballsbridge.

ENTRANCE HALL

4'7" x 13'2" (1.40m x 4.01m)

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1.40m x 4.01m (4'7" x 13'2")

Wooden floors . Visual intercom.

UTILITY ROOM**UTILITY ROOM****HOP PRESS****HOP PRESS****STORAGE CUPBOARD****STORAGE CUPBOARD****BATHROOM**

6'7" x 7'6" (2.01m x 2.29m)

BATHROOM

2.01m x 2.29m(6'7" x 7'6")

WC, Wash hand basin, bath with shower. Tiled floor & splash.

LIVING/DINING ROOM

11'10" x 20'9" (3.61m x 6.32m)

LIVING/DINING ROOM

3.61m x 6.32m (11'10" x 20'9")

Wooden floor. Floor to ceiling windows, fitted shelving, door to balcony.

KITCHEN

8'7" x 8'7" (2.62m x 2.62m)

KITCHEN

2.62m x 2.62m(8'7" x 8'7")

Wall & base units, oven and hob, extractor fan, integrated fridge/freezer, integrated dishwasher.

BALCONY

15'10" x 3'8" (4.83m x 1.12m)

BALCONY

4.83m x 1.12m(15'10" x 3'8")

Covered balcony, north/ west facing.

BEDROOM 1

9'1" x 18'5" (2.77m x 5.61m)

BEDROOM 1

2.77m x 5.61m (9'1" x 18'5")

Fitted wardrobe.

ENSUITE

4'6" x 7'6" (1.37m x 2.29m)

ENSUITE

1.37m x 2.29m(4'6" x 7'6")

WC, Wash hand basin and shower cubicle.

BEDROOM 2

12'5" x 8'3" (3.78m x 2.51m)

BEDROOM 2

3.78m x 2.51m (12'5" x 8'3")

Fitted shelving with writing desk, wardrobes and pull down bed.



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