

For Sale by Private Treaty

**9 The Tower, Tower Street, Cork T12 KX50**



Located near the original folly that gave Tower Street its name is a fabulous duplex unit. This is a simple city centre home that's in good condition and ready for immediate occupation.

The ground floor contains three double bedrooms as well as two shower rooms and upstairs is a calm open plan zone with vaulted ceilings and a spacious balcony.

A car space in the shadows of The Tower is also available and is secured behind gates. It is perfectly placed to appeal to both investors and owner occupiers.

**DUPLEX**  
**3 BED—2 BATH**  
**82 sqm (878 sqft)**

**BER D1**

Agent: Jackie Cohalan  
Phone: 087 642 7555

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall

With tiled flooring

#### Bedroom 1 (3.4m x 2.6m)

With wood laminate flooring

#### Bedroom 2 (4.2m x 3.1m)

With wood laminate flooring

#### Shower Room 1 (1.8m x 1.6m)

With tiled flooring

Partially tiled walls

With wc, wash hand basin and electric shower

#### Bedroom 3 (3.5m x 2.7m)

With wood laminate flooring

#### Shower Room 2 (2.8m x 2.6m)

With tiled flooring

With wc, wash hand basin and shower

### First Floor

#### Kitchen/Dining/Living Room (5.5m x 6.5m) (overall measurement)

