



To arrange a private
consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



ARMSTRONG
GORDON



64 The Promenade Portlough BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



COLERAINE

10 Maddybenny Park & site of
former dwelling at 12 Maddybenny
Park

BT52 2PT

Offers Over £149,500

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are delighted to offer a Unique Opportunity in a Prime North Coast Location, nestled in the heart of Northern Ireland’s stunning North Coast, just off the iconic North West 200 circuit between Portrush and Coleraine, this exceptional offering includes:

10 Maddybenny Park – A wooden cottage set on a generous plot, which could be renovated into a liveable home or indeed you could apply for planning for a replacement dwelling.

A neighbouring site at 0.33 acres comprising a former dwelling with redevelopment potential (subject to consents), a spacious rear field and a static caravan — perfect for flexible use, additional accommodation or future development.

Leaving Portrush on the Atlantic Road heading towards Coleraine, Maddybenny Park will be your last right before Islandtasserty Road. Proceed up the road, turn left at the top and No 10 Will be the left hand semi detached house.

ACCOMMODATION COMPRISES:

Hand crafted three bedroom wooden cottage. Abandoned static caravan in field LY68591. Viewings available by appointment.

SPECIAL FEATURES:

- ** Property Includes Three Bed Wooden Cottage (10 Maddybenny Park)
- ** Included In Sale Is Land At 12 Maddybenny Park Which Previously Had A Dwelling On It
- ** Erection Of Replacement Bungalow On 12 Maddybenny Park Previously Passed Under C/1997/0589
- ** Includes To Rear Of 12 Maddybenny Park Is Afield With An Old Static Caravan Which Has Been Abandoned In Period Excess Of 30 Years
- ** Services Running To Both Sites/Properties
- ** Open Countryside Views

