

## 40 Robert Street

Milford Haven | Pembrokeshire | SA73 2DJ

OIEO: £240,000 | Freehold | EPC: E





Introducing 40 Robert Street, a charming 3-bedroom mid-terraced property that provides expansive living space, complemented by a commercial unit below, presenting an outstanding investment opportunity. Located in Milford Haven, this town is renowned for its lively marina, surrounded by a diverse selection of eateries, pubs, hotels, and restaurants.

Upon entering from the front through a private walkway, you are greeted by a sleek and contemporary kitchen, featuring a range of integrated Miele appliances and a striking Silestone island. This leads to a beautifully luminous conservatory that overlooks the patio. The property comprises three generously sized bedrooms, alongside two reception rooms, a family bathroom, and a shower room, each space offering ample proportions ideal for family living. Externally, the residence boasts a garage with an electric roller door, suitable for vehicle storage and an office/storage space above. The patio, an inviting area to enjoy the sunshine, is adorned with a selection of flower beds and shrubs making it ideal for entertaining.

Additionally, the property benefits from a commercial unit on the ground floor, with shop frontage facing Charles Street. This expansive area is equipped with electricity and kitchen facilities, adaptable for various uses. The potential to generate additional income from this space underscores the property's excellent investment potential.

Milford Haven, situated in the picturesque county of Pembrokeshire, balances maritime heritage with natural beauty. The town's vibrant marina, pristine beaches, and scenic coastal paths, complemented by an array of shops, dining options, and cultural venues, offer a perfect setting for those seeking both tranquillity and engagement.





### **Kitchen**

**4.85m x 4.02m (15'11" x 13'2")**

Tiled flooring with electric underfloor heating throughout. A range of matching eye and base level units, along with a central island featuring a silestone worktop and induction Miele hob. A Miele double oven with a warming drawer beneath, a steam oven, integrated fridge/freezer, and dishwasher complete the space. A pendant light incorporating an extractor fan illuminates the area above the island, which also includes a double sink. A uPVC door provides access to the patio, windows face the rear aspect, and a radiator.

### **Conservatory**

**3.94m x 2.60m (12'11" x 8'6")**

Tiled flooring with electric underfloor heating. uPVC windows offer views to the patio, and French doors open to the garden, complemented by a radiator.

### **Living Room**

**5.92m x 3.30m (19'5" x 10'10")**

Carpeted with an electric fireplace featuring a marble hearth and surround. Windows to the fore and side aspects, alongside a radiator.

### **Lounge**

**5.68m x 5.14m (18'8" x 16'10")**

A carpeted room with high ceilings, an electric fireplace with marble surround, and ceiling roses. Windows to the rear aspect, with a radiator.

### **Bathroom**

**3.89m x 2.12m (12'9" x 6'11")**

Fully tiled flooring and walls encase a jacuzzi bath with a shower head attachment, corner shower with a glass screen, WC, sink with vanity unit below, integrated storage, and a heated towel rail. Rear aspect windows, with a radiator.

### **Bedroom One**

**4.76m x 3.13m (15'7" x 10'3")**

This double bedroom boasts vinyl oak-effect flooring, built-in wardrobes with a central dressing table and mirror. A window to the rear aspect and a radiator.

### **Bedroom Two**

**3.60m x 2.71m (11'10" x 8'11")**

Carpeted flooring in this double bedroom, featuring a window to the rear aspect and a radiator.

### **Bedroom Three**

**4.59m x 3.13m (15'1" x 10'3")**

This double bedroom is carpeted, with a window to the fore aspect and a radiator.

### **Shower Room**

The room includes a corner shower with a glass screen, a corner sink, WC, and a corner cabinet, with vinyl flooring underfoot. An extractor fan is fitted and a radiator.

### **Garage / Office**

Designed for vehicle storage, including worktop space, electricity, and automatic lighting. Staircase leads to an office or extra storage space, with electricity, wc and rear aspect windows.

### **External**

The property boasts a pathway at the front, adorned with a variety of shrubs and flower beds, which leads to the patio area. Steps descend to the entrance, opening into a patio area that offers a delightful spot to soak up the sunshine. From the road, there is access to the garage, equipped with a convenient electric roller door. The commercial space faces Charles Street and features shop frontage, secured by roller shutters for easy lock-up.

### **Shop Floor**

**10.02m x 5.16m (32'10" x 16'11")**

Electric roller shutters, glass frontage with a central wooden front door, and vinyl oak-effect flooring. The area is equipped with electricity and lighting, features integrated storage, with door leading to storeroom. Windows face the fore aspect towards Charles Street.

### **Storage Room**

**4.50m x 2.17m (14'9" x 7'1")**

Fitted with oak effect vinyl flooring and lighting. A door provides access to the shop floor.

### **Kitchen**

**3.53m x 2.22m (11'7" x 7'3")**

Includes matching base level units with sink and worktops above, tiled splash-backs, and vinyl oak-effect flooring. A window overlooks the courtyard.

### **Storage Room**

**5.33m x 4.85m (17'6" x 15'11")**

Vinyl oak-effect flooring, with a window to the fore aspect. A door leads to rear access and outdoor staircase.

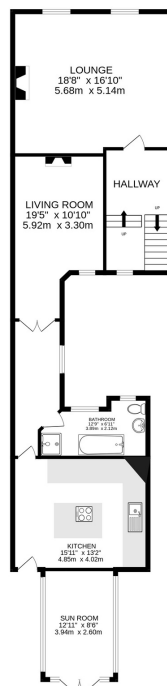
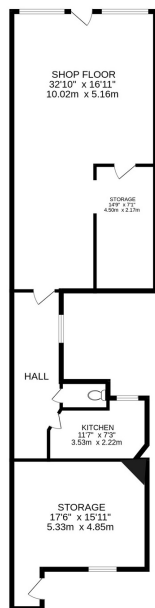




**BASEMENT**  
976 sq.ft. (90.7 sq.m.) approx.

**GROUND FLOOR**  
1073 sq.ft. (99.1 sq.m.) approx.

**1ST FLOOR**  
566 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 2615 sq.ft. (242.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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