



## Yn Y Ty Access Statement

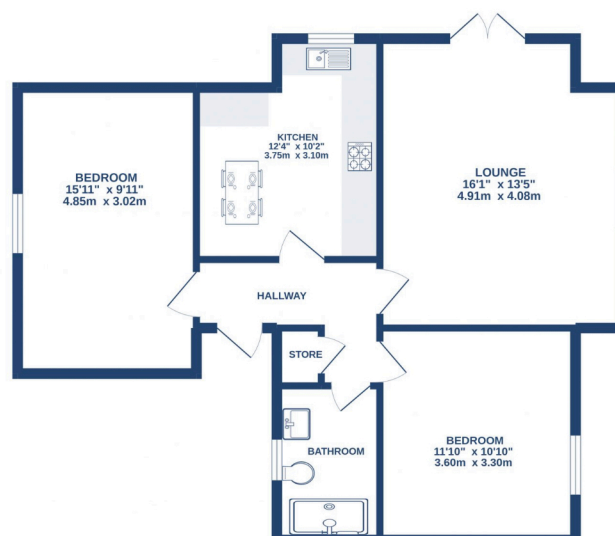
### Pre-Arrival

- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Yn Y Ty is arranged on one level.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- The nearest train station is Haverfordwest, served by trains from Cardiff Central Station and Swansea. There are taxis at the station awaiting all train service arrivals and there is a limited bus service to St Davids.
- The nearest bus stop is in St Davids centre, approximately 75m from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>
- If you require the statement information, directions or other details in a different format, please contact us via our website, e-mail, or telephone.
- Delivery of provisions can be arranged by using one of the large supermarket chains and the local St Davids Peninsula Producers Food Hub, who offer a delivery service of locally produced food. <https://openfoodnetwork.org.uk/peninsula-producers-food-hub/shop>
- The cottage may only be suitable for guests who have a visual, hearing or mobility impairment if they are accompanied. Emergency warning systems only provide audible warnings.

### Key Collection, Car Parking & Communications

- There is a level pavement approaching the property and a dropped kerb from the road to a gated entrance.
- Parking is available for two cars on the gravel drive.
- The parking area is approximately 8 metres from the front door, on a level paved path.
- There is an outside light to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe in the entrance porch, 150cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around St Davids. Please check with your provider, prior to arrival.

### Floor Plan



## **Entrance to Property & Entrance Hall**

- There is one step to the entrance porch, 13cm high, and over the front door threshold which is 14cm high.
- The porch entrance is 88cm wide and the front door is 82cm wide and hinged on the left side. The keyhole is 90cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is tiled.
- The hall is 81cm wide at the narrowest point and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

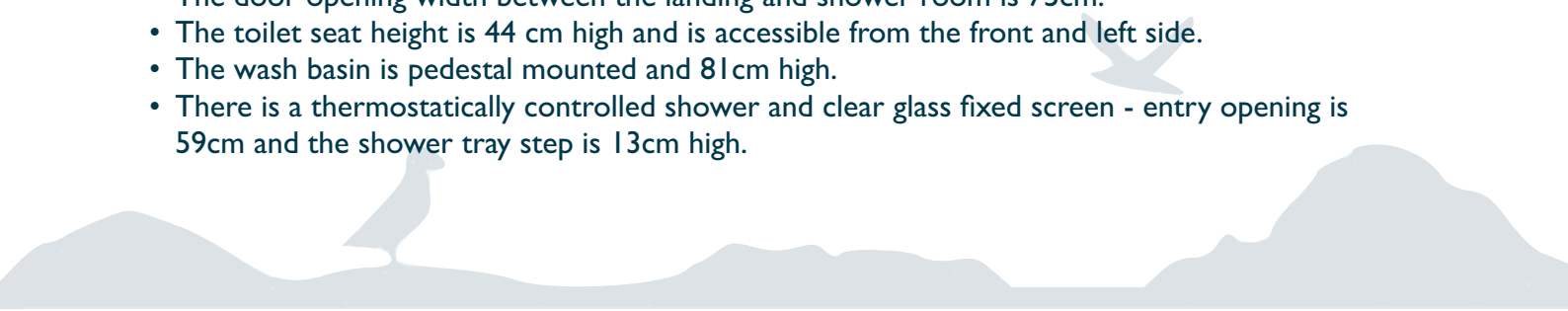
## **Lounge**

- The lounge is situated off the hall, with level access, entering the room.
- The door opening width between the hall and lounge is 75cm.
- The room has two leather sofas with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large window and french doors.
- There is a ceiling pendant light and table lamps.
- There is a log burning stove. The door handle is 55cm from the floor.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors and walls.
- Audible smoke alarm fitted.

## **Kitchen & Dining Area**

- The kitchen is situated off the hall, with level access entering the room.
- The door opening width between the hall and kitchen is 75cm.
- The oven is 83cm from the floor. The door of the oven drops down and the handle is 74cm above the floor. The hob is 93cm from the floor.
- The worktop and sink with mixer lever taps are 90.5cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge is undercounter with the highest shelf at 65cm and the lowest drawer at 30cm.
- The dining area is within the kitchen. There is a dining table with four loose chairs (46cm seat height) and a clear space around the table end of 139cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large side window.
- There are ceiling pendant lights.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located as you enter on the right.

## **Shower Room**

- The shower room is situated off the hall, with level access entering the room.
  - The door opening width between the landing and shower room is 75cm.
  - The toilet seat height is 44 cm high and is accessible from the front and left side.
  - The wash basin is pedestal mounted and 81cm high.
  - There is a thermostatically controlled shower and clear glass fixed screen - entry opening is 59cm and the shower tray step is 13cm high.
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- There is a non-slip mat provided for the shower.
- There are lever taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is a ceramic wood plank effect tile.
- The walls and fittings have limited contrast in colour, except the shower area and radiator.
- There is a heated towel rail, 54cm high to the lowest rail and 134cm high to the highest.
- Natural daylight enters through the window.
- There is a ceiling light.

### **Bedroom 1 - Double Bedroom**

- The door opening width between the bedroom and hallway is 75cm.
- The height of the double bed from the top of the mattress to the floor is 65cm and the clear space around the bed is 79cm.
- Non-feather duvets and pillows are provided.
- The dressing table and drawers is 83cm high and the bedside tables are 61cm high.
- There is a wall mounted hanging rail at 159cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

### **Bedroom 2 - Twin Bedroom**

- The door opening width between the bedroom and hallway is 75cm.
- The height of the twin beds from the top of the mattress to the floor is 64cm and the clear space around the beds is 66cm.
- Non-feather duvets and pillows are provided.
- The dressing table and drawers is 82cm high and the bedside tables are 61cm high.
- There is a freestanding wardrobe with door handles at 112cm high and hanging rail at 174cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

### **Garden**

- The door opening width between the kitchen and garden is 140cm.
- There is one step to the garden from the door which is 20cm high.
- There is a level paved patio area with free standing table, bench and two chairs (43cm seat height).
- There is a level grass lawn area off the patio and surrounding the remainder of the house.
- There is a level paved passage to the side of the property (197cm wide) which leads to the front gravelled parking area.



## ***Additional Information***

- The information folder in the cottage is produced in size 12 font.
- Emergency procedures and contacts are provided in the 'Touch Stay' app.
- The nearest doctor surgery and hospital information are provided in the 'Touch Stay' app.
- The cottage is no smoking throughout.
- Mobility scooters are available to hire in advance from Oriel y Parc in St Davids to explore the city. Telephone 01437 720392
- Explore West Wales accessible attractions <https://www.visitwales.com/destinations/west-wales/access-all-areas-west-wales>

## ***Property Photographs***



***Gated Entrance & Drive***



***Lounge***



***Lounge***



***Dining Area***



***Kitchen***



***Double Bedroom***



***Twin Bedroom***



***Shower Room***



***Garden & Terrace***

