



## Golden House 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.
- Golden House is arranged over two floors.
- 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 300m 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

- Parking is available for one car on the gravel area to the side of the property.
- The level parking area is approximately 5 metres from the rear gated entrance (86cm wide) leading to the rear door which is used as the main entrance to the cottage. The road to the front of the property can be busy and the pavement narrow. Please use the rear access door.
- There is an outside light to the terrace covered porch, illuminating the entrance door 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 adjacent to the rear gate entrance door, 146cm 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



## **Rear Entrance to Property, Hall & Cloakroom**

- There are two steps to the rear entrance door, highest of which is 18cm high, 24cm deep and 115cm wide.
- The rear entrance door is 75cm wide and hinged on the left side. The keyhole is 89cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the door.
- The floor covering inside the entrance is tiled.
- The hall is 132cm wide and clear of furniture and obstacles. It leads directly to the kitchen.
- There is good colour contrast between floors, walls and doors.
- The cloakroom is situated off the hallway with level access.
- The door opening width between the hall and cloakroom is 67cm.
- The toilet seat height is 48 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 82cm high.

## **Kitchen**

- The kitchen is situated on the ground floor with level access from the rear hall and door to the front hall.
- The opening width between the rear hall and kitchen is 98cm and the front hall is 74cm.
- The oven is 75cm from the floor. The door of the oven drops down and the handle is 66cm above the floor. The hob is 90cm from the floor. There is an additional range oven.
- The worktop and sink with mixer lever taps are 90cm above the floor. The cordless kettle, coffee machine and toaster are located on the worktop and the microwave is located in the adjacent pantry, 91cm high.
- The fridge and freezer are integrated and located in the rear hall, with the highest shelf at 168cm and the lowest drawer at 50cm.
- There is a breakfast table within the kitchen with two loose chairs (46cm seat height) and a clear space around the table of 62cm.
- Glasses can be moved from the wall cupboards and shelves if required. Please request this when booking.
- Natural daylight enters through the large front window.
- There are wall lights and ceiling spot lights.
- The floor is tiled with lightly riven slate.
- There is a good colour contrast between floor, cupboards and other surfaces. Wall colours are dark in tone.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located in the pantry.

## **Dining Area**

- The dining room is situated on the ground floor one step up from the kitchen, 9cm high. There is no variation in floor finish and colour - please take care.
- The opening width between the kitchen and dining room is 73cm.
- There is a dining table with six loose chairs (46cm seat height) and a clear space around the table of 65cm.
- Natural daylight enters through the large window.
- There are ceiling pendant lights over the table.
- The floor is tiled with lightly riven slate.
- There is good colour contrast between floors, walls and doors.



## **Stairs & Landing**

- The central hallway has level access from the kitchen, lounge and front door, and is 149cm wide.
- The door opening from the kitchen is 66cm, from the lounge is 82cm, and from the front entrance lobby is 76cm.
- The stairs and landings are well illuminated, with good ceiling heights.
- There are 7 steps (18cm high, 27cm deep, 65cm wide) with a handrail on the left side, 80cm high from the stair tread, up to a half landing and a further 7 steps to the first floor landing.
- The landing is 100cm wide and leads to the bedrooms and family bathroom and cloakroom.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

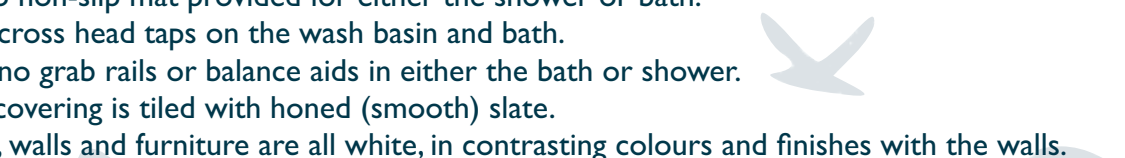
## **Lounge**

- The lounge is situated on the ground floor with two steps down to enter from the hall.
- The door opening width between the hall and lounge is 83cm.
- The room has two sofas and an armchair 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 front window.
- There are ceiling spot lights and table lamps.
- There is a log burning stove. The door handle is 40cm from the floor.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.

## **Family Snug Room**

- The small snug family room is situated on the ground floor two steps (10cm high) down from the lounge. There is no variation in step to floor finish and colour - please take care.
- The opening width between the hall and lounge is 83cm.
- The room has one small sofa and armchair with non-feather cushion seating.
- Natural daylight enters through the large rear window and glazed door (not in use).
- There is a wall spot light and table lamp.
- There is a slate floor with central floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

## **First Floor Family Bathroom & Cloakroom**

- The family bathroom is situated on the first floor with level access from the landing.
  - The door opening width between the landing and bathroom is 74cm.
  - The toilet seat height is 50cm high and is accessible from the front and right side.
  - There is an additional cloakroom located in the adjacent room, with a toilet seat height of 47 cm high, only accessible from the front. The door (70cm wide) opens inwards with limited space.
  - The wash basin is pedestal mounted and 85cm high.
  - The free standing bath is 62cm high.
  - There is a separate thermostatically controlled shower in a clear glass cubicle with sliding door (58cm wide). The tray is 5cm high.
  - There is no non-slip mat provided for either the shower or bath.
  - There are cross head taps on the wash basin and bath.
  - There are no grab rails or balance aids in either the bath or shower.
  - The floor covering is tiled with honed (smooth) slate.
  - The floors, walls and furniture are all white, in contrasting colours and finishes with the walls.
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- There is a heated towel rail, 95cm high to the rail.
- Natural daylight enters through the large rear window.
- There is a wall lights over the basin and a ceiling light.

### **Bedroom 1 - First Floor Super Kingsize Bedroom & Ensuite**

- The door opening width between the bedroom and landing is 84cm.
- The height of the super kingsize bed from the top of the mattress to the floor is 56cm and the clear space next to the beds is 65cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 85cm high and the bedside tables are 80cm high.
- There is a freestanding wardrobe with door handles at 122cm high and hanging rail at 162cm high.
- Natural daylight enters through the large front window.
- There are wall lights and ceiling pendant light.
- The floor covering is a short pile carpet with bedside rugs.
- The door opening width between the bedroom and en-suite bathroom is 73cm.
- The toilet has a seat height is 48 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 85cm high.
- The free standing bath is 54cm high with a hand held shower.
- There is a separate thermostatically controlled shower in a glass cubicle with sliding door (40cm wide).The tray is 5cm high.
- There are cross head taps on the wash basin and bath.
- There are no grab rails or balance aids in either the bath or shower.
- The floor covering is tiled with honed (smooth) slate.
- The floors, walls and furniture contrast in colour and finishes.
- There is a heated towel rail, 95cm high to the rail.
- Natural daylight enters through the front window.
- There are wall lights and a ceiling light.

### **Bedroom 2 - First Floor Kingsize Bedroom**

- The door opening width between the bedroom and landing is 86cm.
- The height of the kingsize bed from the top of the mattress to the floor is 61cm and the clear space around the bed is 107cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 79cm high and the bedside tables are 80cm high.
- There is a freestanding wardrobe with door handles at 126cm high and hanging rail at 199cm high.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light and wall lights.
- The flooring covering is a short pile carpet.

### **Bedroom 3 - First Floor Kingsize Bedroom**

- The door opening width between the bedroom and landing is 75cm.
- The height of the kingsize bed from the top of the mattress to the floor is 60cm and the clear space next to the beds is 35cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 82cm high and the bedside tables are 80cm high.
- There is a freestanding wardrobe with door handles at 88cm high and hanging rail at 150cm high.



- Natural daylight enters through the large rear 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 rear hall and garden is 75cm leading to a covered porch.
- There is a level gravelled terrace area with free standing table (71 cm high), corner sofa and one chair (45cm seat height) and a free-standing BBQ.
- The area is lit with a wall light, however, there are low walls, similar in tone to the gravelled floor that may become hazards in low light conditions.

### **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**



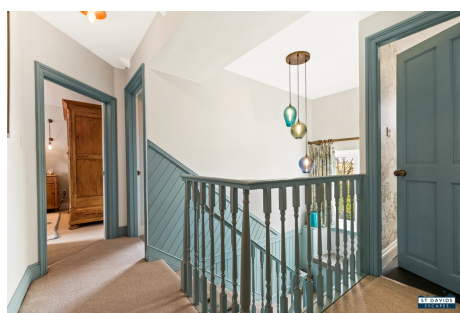
**Parking Area & Entrance to Terrace**



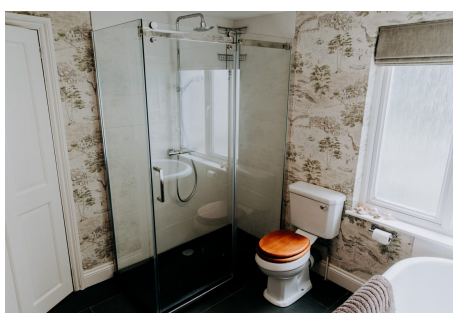
**Kitchen**



**Lounge**



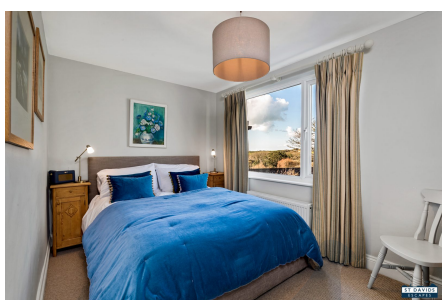
**Stair & Landing**



**Family Bathroom**



**Bedroom (Super King bed)**



**Bedroom (Kingsize bed)**



**Bedroom (Kingsize bed)**



**Gravelled Terrace**