



## Tŷ Cerrig Access Statement

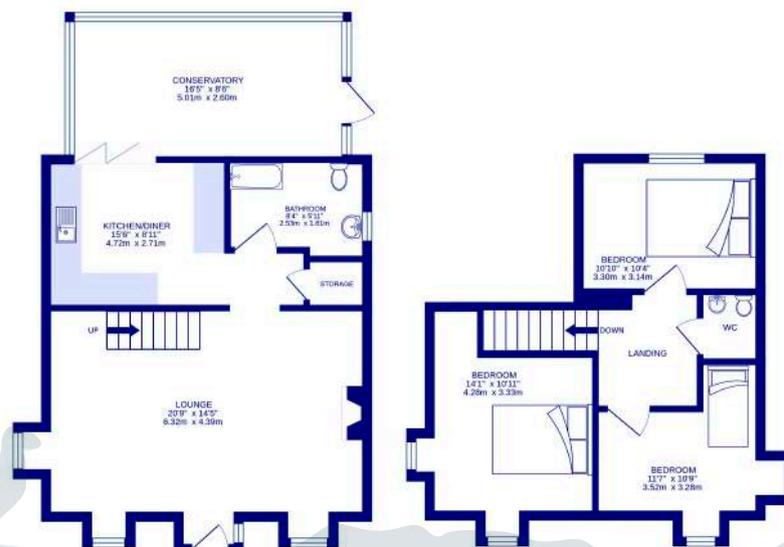
### Pre-Arrival

- 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 and 'Directions' document, sent to you after you have made your booking, and before your stay.
- Ty Cerrig 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 1 mile from the house. 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 hearing or mobility impairment if they are accompanied. Emergency warning systems only provide audible warnings.

### Key Collection, Car Parking & Communications

- Parking is available for two cars on the gravel off-road private parking area immediately to the right of the house. One car can be parked in front of the central split 5-bar gate, and another behind. There is no roadside parking.
- The parking area is approximately 4 metres from the rear door.
- There is a Rolec electric car charging point, 73cm from the floor.
- There are two stone steps down to the rear door (22cm high, 34cm deep, 121cm wide - there is no handrail). This leads directly to the door and a level paved path (72cm wide) to the patio.
- There is a solar light to illuminate the car park area at night.
- The space directly outside the rear door is restricted and not suited to wheelchair access.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe to the rear of the property, mounted to the left of the conservatory door, 155cm from floor level.
- WiFi is provided within the cottage. Refer to the website for speeds.
- Mobile reception can be poor in and around St Davids. Please check with your provider, prior to arrival.

### Floor Plan



### ***Front Door Entrance to Property (Use Rear Conservatory Door for General Use)***

- There are three stone steps up, 21 cm high, to a raised area and stone path, 112cm wide, to the front to the front door. Care must be taken as there is no fence enclosing the raised area which is 81 cm high from the roadside.
- The front door is 82cm wide and hinged on the left side. The keyhole is 99cm high.
- There is step 5cm over the door threshold.
- The entrance has no outside light.
- The floor covering inside the entrance is slate tiled.
- The door opens directly into the lounge and dining area.

### ***Rear Entrance to Conservatory - This is The Main Entrance From Car Parking Area***

- There is a step up from the outside paved area (at the bottom of the steps), 16cm high, and a further 3cm over the threshold of the rear door.
- The rear door is 70cm wide and hinged on the left side. The keyhole is 101 cm high.

### ***Stairs & Landing***

- The stairs and landing are illuminated well.
- The head height at the base of the stairs may be low for taller people (199cm).
- There are 11 partially open-tread wooden steps from the dining area to the first floor landing (21 cm high, 25.5cm deep, 79.5cm wide) with a handrail on the right side, 90.5cm high from the stair tread.
- The stair treads are painted wood and not covered.
- The first floor landing is 92cm wide at the narrowest point.
- The landing floor covering is a short piled carpet.
- Audible smoke alarm fitted.

### ***Lounge & Dining Area***

- The lounge and dining area is situated on the ground floor with level entry from the front door and kitchen and bathroom area.
- The room has one 3 seat sofa and one 2 seat sofa with non-feather cushion seating.
- There is a log burning stove. The stove door handle is 27cm high.
- There is a 42inch Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the three windows and entrance door glazing.
- There are recessed downlights and wall lights.
- There is a condensed cork tiled floor.
- There is a dining table with five loose chairs (47cm seat height) and a clear space around the table to the stair of 120cm.
- There is good colour contrast between floors, walls and doors.
- The door opening width between the lounge and hall to the kitchen and bathroom is 70.5cm.
- Audible smoke alarm fitted.



## **Kitchen**

- The kitchen is situated on the ground floor with level access from the lounge and dining room.
- The door opening width between the lounge and hall to the kitchen and bathroom is 70.5cm. The door has a latch lock.
- The oven doors hinge down and the top oven and grill handle is 77cm above the floor and the lower oven handle is 44cm above the floor.
- The hob is 91cm from the floor.
- The worktop and sink with mixer lever taps are 92cm above the floor. The microwave is on the worktop, along with a cordless kettle and toaster.
- There are undercounter cabinets with drawers and cabinets, and wall cupboards.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- The fridge freezer is freestanding with the highest fridge shelf at 162cm and the lowest freezer drawer at 32cm.
- Natural daylight enters through the large glazed doors to the conservatory.
- The floor is a lightly riven slate tile.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.

## **Conservatory**

- The conservatory is situated on the ground floor with level access from the kitchen.
- The opening width between the kitchen and conservatory is 130cm. There are glazed bi-fold doors hinged from the centre, with two leaves either side folding back to the wall.
- There are three armchairs and a dining table with four loose chairs and a bench seat (47cm seat height). There is a clear space around the table to the wall of 105cm.
- There is a half glazed door (leading to the garden terrace), a low-height wall with windows and glazed roof. The low-height wall provides visual contrast highlighting the perimeter.
- The floor is a lightly riven slate tile with a coir entrance mat next to the door to the garden.
- There is a good colour contrast between floor and low-height wall.
- The opening door width between the conservatory and garden is 80cm. There is a step down to the garden 16cm high from the threshold.

## **Ground Floor Bathroom**

- The bathroom is situated on the ground floor.
- The door opening width between the hall and bathroom is 70cm. The door has a latch lock.
- The toilet seat height is 42cm high and is accessible from the front side only.
- The wash basin is pedestal mounted and 83cm high.
- The shower bath (with bath door 38cm wide and with 25cm step into bath) is 56.5cm high with an over bath thermostatically controlled shower with hinged curved clear glass screen.
- There is no non-slip mat provided for the bath.
- There are cross-head taps on both wash basin and bath.
- There are no grab rails or balance aids in the bath.
- The floor covering is a lightly riven slate tile.
- The floors and walls are light in tone, contrasting with the floor in colour.
- There is a heated towel rail, 77cm high to the lowest rail and 185cm high to the highest.
- Natural daylight enters through the front window (with obscured glass and blind).
- There are recessed ceiling downlights.



### **Boiler Cupboard & Store**

- The door opening width between the hall and store is 60cm. The door has a latch lock

### **Bedroom 1 - Kingsize Bedroom - First Floor (Rear)**

- The door opening width between the bedroom and landing is 70cm. The door has a latch lock.
- The height of the king size bed from the top of the mattress to the floor is 53cm and the clear space next to the bed is 66cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 97cm high and the bedside tables are 51cm high.
- There is a wall mounted hanging peg rail at 155cm high.
- There is a 32inch Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the rear window. There is a blackout blind.
- Head height is restricted around the room perimeter.
- There is ceiling light and wall mounted bedside lamps.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.

### **Bedroom 2- Double Bedroom - First Floor (Front)**

- The door opening width between the bedroom and landing is 70cm. The door has a latch lock.
- The height of the double bed from the top of the mattress to the floor is 52cm and the clear space around the bed is 40cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- There is one bedside table, 52cm high.
- There is a freestanding wardrobe with door handles at 112cm high and hanging rail at 182cm high.
- Natural daylight enters through the front and side windows. There are blackout blinds.
- Head height is restricted around the room perimeter.
- There are ceiling lights and a bedside lamp.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.

### **Bedroom 3 - Single Bedroom - First Floor (Front)**

- The door opening width between the bedroom and landing is 71cm. The door has a latch lock.
- The height of the single bed from the top of the mattress to the floor is 55cm and the clear space next to the bed is 195cm.
- The bed is 192cm long and 99cm wide.
- Non-feather duvets and pillows are provided.
- There is one bedside table, 52cm high.
- There is a wall mounted hanging peg rail at 182cm high.
- Natural daylight enters through the front window. There is a blackout blind.
- Head height is restricted around the room perimeter.
- There is ceiling light.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.



## ***Cloak Room - First Floor***

- The cloak room Has level access from the landing.
- The door opening width between the landing and cloak room is 65cm.The door has a latch lock.
- The toilet seat height is 41cm high and is only accessible from the front.
- The wash basin is wall mounted, 80cm high.
- There is a lever tap on the basin.
- There is a laminated wood floor covering.
- The floors and walls are light in tone, contrasting with the floor in colour.
- There is no natural daylight.
- There is a recessed downlight.

## ***Garden***

- There is a small paved patio area with free standing table (73cm high) and six chairs (45cm seat height).
- There are two steps up to the sloping gravel parking area leading to the large grass lawn area. The raised lawn area is 100cm above the gravel patio.The change in levels is highlighted with a post and rope barrier, however, care must be taken when walking close to the perimeter.
- The lawn area is enclosed with a grass bank, approximately 120cm high.
- There is a large garage store which is for the owner's use.

## ***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***



***View From Roadside***



***Parking Area***



***Rear Door To Conservatory & Key Box***





**Lounge & Dining Area**



**Stair to First Floor**



**Kitchen**



**Conservatory**



**Ground Floor Bathroom**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**First Floor Cloakroom**



**Rear Patio & Garden**



**Rear Path & Steps to  
Conservatory Door**



**Parking Area & Lawn**

