



Tŷ'r Gân 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.
- Tŷ'r Gân is arranged over three 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 500m 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

- You can off-load in front of the cottage, however, this is not a parking space and the street has restrictions. Parking is available for your car in the nearby car park at Merrivale carpark, 400m from the property. There is a steep hill leading down to the carpark.
- There is an outside street light to the front of the cottage, illuminating 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 adjacent to the entrance door, 140cm 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 & Hallway

- There is one step over the front door threshold which is 10cm high.
- The front door is 78cm wide and hinged on the right side. The keyhole is 105cm high.
- The floor covering inside the entrance is a vinyl wood plank with coir entrance mat.
- The hall is 68cm wide at the narrowest point, and clear of furniture and obstacles.
- The entrance hall door is 79cm wide.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.


Kitchen

- The kitchen is situated on the ground floor with level access from the hallway and dining room.
- The opening width between the hallway and kitchen is 71cm.
- The range oven controls are 86cm from the floor. The hinged door of the oven handle is 73cm above the floor. The induction hob is 91cm from the floor.
- The worktop and sink with mixer lever taps are 91cm above the floor. The microwave is on the worktop, with a cordless kettle, filter coffee machine and toaster.
- The fridge freezer is integrated with the highest fridge shelf at 169cm and the lowest freezer drawer at 49cm.
- Glasses, cups and crockery can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large front sash window with wooden Venetian blind..
- There is under wall cupboard lighting and ceiling downlights.
- The floor covering is a vinyl wood plank.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located on the wall as you enter the kitchen.

Dining Area

- The dining room is situated on the ground floor with level entry from the kitchen and lounge.
- The opening width between the kitchen and dining room is 149cm and the opening width to the lounge is 210cm.
- There is a dining table with six loose chairs (45cm seat height) and a clear space around the table at the narrowest point of 71cm.
- There is a wood burning stove, with door handle at 37cm high.
- There are two armchairs, either side of stove.
- Natural 'borrowed' daylight enters through the large rear lounge bi-fold glazed doors.
- There are ceiling downlights.
- The floor covering is a vinyl wood plank.
- Finishes are dark with little colour contrast between floors and stone walls.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the dining room.
 - There is also a glazed door from the hall with 71cm opening width.
 - The room has one sofa and two armchairs with non-feather cushion seating.
 - There is a 50 inch Samsung Smart TV with remote control providing subtitles and audio description capability.
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- There is an upright piano with stool.
- Natural daylight enters through the large rear lounge bi-fold glazed doors.
- There is a ceiling pendant light and ceiling downlights.
- The floor covering is a vinyl wood plank.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Cloak Room

- The cloakroom is situated off the hallway with level access.
- The level access door opening width between the hall and cloakroom is 56cm.
- There is a restricted ceiling height and circulation space due to the location under the stairs.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is vanity mounted and 87cm high.
- There is a mono lever tap on the washbasin.
- The floor covering is a vinyl wood plank.
- The floor contrasts in colour and finish with the walls and furniture.
- Natural daylight enters through the small window with obscure glass.
- There is a wall light.

Stairs To First Floor & Landing

- The stairs and landings illuminated with natural light and ceiling downlights.
- There are 11 steps to a half landing (19cm high, 24cm deep, 73cm wide) with a handrail on the left side, 85cm high from the stair tread, and a further 4 steps to the first floor landing.
- There is a retractable stair gate at the foot of the stair and top of the stair.
- The landing handrail is low at 74.5cm high and care should be taken.
- The landing is 114cm wide at the narrowest point.
- The wooden stair treads are exposed and the landing has a wooden plank floor.
- Audible smoke alarm fitted.

First Floor Bathroom

- The bathroom is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 75cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is vanity mounted and 87cm high.
- The bath is 58cm high with an over bath thermostatically controlled flood shower with a clear glass hinged screen.
- There is a 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 tiled.
- The surface colours and finishes contrast in colour.
- There is a heated towel rail, 152cm high to the highest rail and 106cm to the lowest.
- Natural daylight enters through the large sash window with obscured glass and blind.
- There are ceiling downlights.

Bedroom 1 - Superking/Zip & Link Bedroom - First Floor Rear

- The door opening width between the bedroom and landing is 74cm.
- Each mattress is 90cm wide, linked on the divan base.



- The height of the bed from the top of the mattress to the floor is 62cm and the clear space next to the bed is 61cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 76cm high and the bedside tables are 63cm high.
- There is a freestanding wardrobe with door handles at 99cm high and hanging rail at 180cm high.
- Natural daylight enters through the two large sash windows with Venetian blinds, looking over the garden.
- There are ceiling downlights and table lamps.
- The floor covering is a wooden plank floor.
- Audible smoke alarm fitted.

Bedroom 2- Superking/Zip & Link Bedroom - First Floor Front

- The door opening width between the bedroom and landing is 72cm.
- Each mattress is 90cm wide, linked on the divan base.
- The height of the bed from the top of the mattress to the floor is 62cm and the clear space next to the bed is 61cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 76cm high and the bedside tables are 63cm high.
- There is a freestanding wardrobe with door handles at 99cm high and hanging rail at 180cm high.
- Natural daylight enters through the large sash window with Venetian blind, looking over the street.
- There are ceiling downlights and table lamps.
- The floor covering is a wooden plank floor.
- Audible smoke alarm fitted.

Stairs To Second Floor Bedroom

- The stairs and landings illuminated with a ceiling downlight.
- There are 13 steps with winding sections at the base and top of the stairs (21cm high, 25cm deep, 79cm wide) with a handrail on the right side, 84cm high from the stair tread.
- The small landing is 76cm.
- The wooden stair treads are exposed and the landing has a wooden plank floor.
- Audible smoke alarm fitted.

Bedroom 3- Kingsize Ensuite Bedroom - Second Floor

- The door opening width between the bedroom and stair landing is 72cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room and ensuite.
- The height of the kingsize bed from the top of the mattress to the floor is 69cm and the clear space around the bed is 75cm at the narrowest point.
- Non feather duvets and pillows are provided.
- The bedside tables are 61cm high.
- There is a freestanding wardrobe with full height handles and hanging rail at 165cm high.
- There are storage drawers in the base of the eaves with highest handle 92cm high.
- Natural daylight enters through two velux windows (with black-out blinds).
- There are ceiling downlights and table lamps.
- The floor covering is a wooden plank floor.
- Audible smoke alarm fitted.
- The door opening width between the bedroom and ensuite is 64cm.
- The toilet seat height is 43cm high and is accessible from the front and left side.



- The wash basin is vanity mounted and 87cm high.
- There are cross head taps on the wash basin.
- There is a thermostatically controlled shower with clear glass hinged door (opening width 71cm). There is a 5cm step over threshold to the tray.
- There are small nib tap controls on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 150cm high.
- The floor covering is tiled.
- The surface colours and finishes contrast in colour.
- Natural daylight enters through two velux windows (with black-out blinds).
- There are ceiling downlights.

Garden

- The door opening width between the lounge and garden is 96cm.
- There is a step down to the patio area, 9cm high.
- The patio is stone paved with a light riven surface.
- There are low raised planted borders, fence and walls enclosing the garden area.
- The low planters and sections of low walls could cause a trip hazard. Please take care.
- There is a slate chip path leading to a further raised patio and garden shed.
- The step to the raised patio is 19cm high.
- There are two picnic benches with 45cm high benches.
- There is a clear glass balustrade at the end of the garden, 114cm high.
- There is external lighting illuminating the step areas.

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



Property From Street



Kitchen



Kitchen



Kitchen to Dining Area & Lounge



Dining Area to Kitchen



Lounge



Lounge to Garden



1st Floor Landing



Family Bathroom



Front Bedroom



Rear Bedroom



2nd Floor Master Bedroom



Master Bedroom Ensuite



Garden



Garden