



Carreg Wen Access Statement

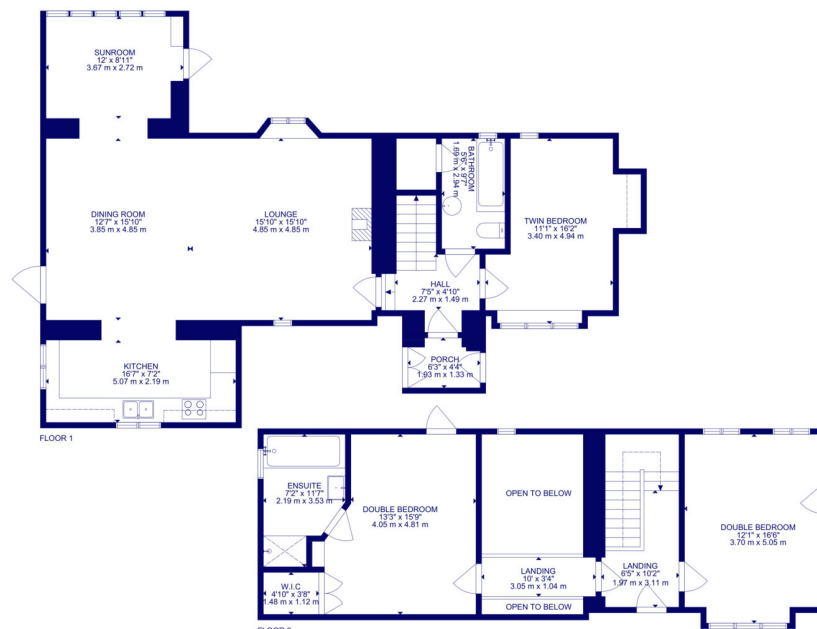
Pre-Arrival

- 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 will be sent to you before your stay.
- Carreg Wen 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 Solva.
- The nearest bus stop is in upper Solva, approximately 800m from the cottage. More information on bus times can be found at <https://bustimes.org/localities/solva>
- 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 your car on the gravel area in front of the house accessed through a 5-bar gate, 434cm wide.
- The parking area is approximately 7 metres from the front door with a level paved path to the door.
- There is an outside 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 next to the door on the left, 151 cm from floor level.
- WiFi is provided within all areas of the cottage.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

Floor Plan



Entrance Porch to Property & Entrance Hall

- There is a level path to the front door, and one step up over the threshold which is 6cm high. This leads to an enclosed entrance porch.
- The front door is 80cm wide and hinged on the left side. The keyhole is 87cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside porch.
- There is a level entrance to the hall. The entrance door is 80cm wide and hinged on the right side.
- The floor covering inside the entrance is slate tiled.
- The hall is 84cm wide at the narrowest point as you enter.
- There is good colour contrast between floors, walls and doors.

Stairs & Gallery Landing

- The stairs and landings are well illuminated with good ceiling heights.
- There are 12 steps to a half landing (20cm high, 24cm deep, 105cm wide) with a handrail on the right side, 107cm high from the stair tread. A further 3 steps rise to the landing.
- The landing is 78.5cm wide at the narrowest point.
- There is no floor covering on the stairs. The treads are painted in eggshell paint.
- There is no stair gate at the top of the stair.
- There is an 'open' landing to the ensuite bedroom on the first floor. The landing is 106cm wide.
- Audible smoke alarm fitted.
- There is a door to an external stair that leads to the front parking area. The door opening width is 77.5cm wide and the 14 steps to the parking area are 19.5cm high, 25cm deep, and 136cm wide. There is a handrail on the right, 100cm high from the step.

Lounge & Dining Areas

- The lounge and dining areas are situated on the ground floor, two steps up from the hall, 22.5cm high.
- The door opening width between the hall and lounge is 82.5cm.
- The room has three sofas, with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a raised log burning stove with slate hearth. The door handle is 69cm from the hearth.
- There is a dining table with six side chairs (46cm seat height) with a clear space around the table of 160cm.
- Natural daylight enters through the sash window, kitchen window and sun room windows.
- There are ceiling pendant lights, spot lights and a floor lamp.
- The floor is covered in natural slate tiles with a central floor rug in the lounge and dining areas.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Sun Room

- The sun room is situated on the ground floor accessed from the lounge, up one step, 16.5cm high.
 - There is a door to the terrace with an opening width 83cm wide and hinged on the right side.
 - Natural daylight enters through the windows and door.
 - The room has two armchairs, a small sofa and side table, with non-feather cushion seating.
 - There is a ceiling pendant.
 - The floor is covered in a natural sisal flat-weave carpet.
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Kitchen Area

- The kitchen is situated on the ground floor with level access from the dining area.
- The opening width between the dining area and kitchen is 2m.
- The integrated twin oven controls are 132cm from the floor.
- The door of the grill drops down and the handle is 125cm from the floor and the oven handle is 93cm from the floor. The induction hob is 90cm from the floor.
- The worktop and sink with mixer lever taps are 90cm from the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge is undercounter with the highest shelf at 63cm and the lowest drawer at 30cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through two casement windows.
- There are ceiling spotlights and a pendant light.
- The floor is slate tiled with a floor rug.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket and fire extinguisher located in the utility room.

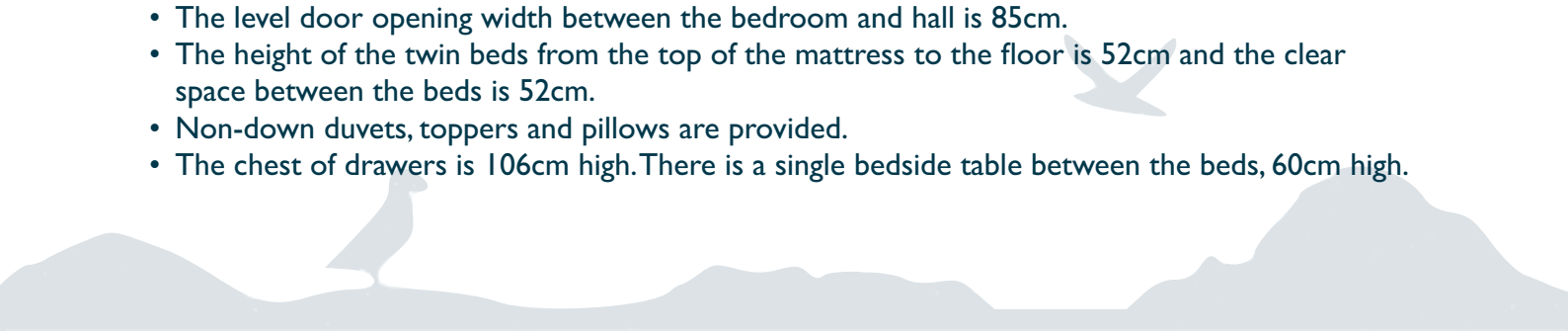
Utility Room

- The utility room is situated on the ground floor with level access from the dining area.
- The door opening width between the dining room and utility room is 93cm and between the utility room door to the external path leading to garden and parking area is 84cm.
- The worktop is 94cm above the floor.
- There are undercounter washing machine, tumble dryer and freezer.
- Natural daylight enters through the two casement window.
- There are ceiling pendant lights.
- The floor is slate tiled.

Ground Floor Bathroom

- The bathroom is situated on the ground floor, with level access from the hall.
- The door opening width between the hall and bathroom is 88.5cm.
- The toilet seat height is 44 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 83cm high.
- The bath is 57.5cm high with an overhead fixed shower rose and shower curtain.
- There is no non-slip mat provided for the bath.
- There are crosshead taps on both wash basin and bath.
- There are no grab rails on the bath.
- The floor covering is stone tiled.
- The floor has limited contrast in colour with the fittings and walls.
- There is a heated towel rail, 76cm high to the lowest rail and 117cm high to the highest.
- Natural daylight enters through the high level window.
- There are ceiling downlights and a wall light over the basin mirror.

Bedroom 1 - Twin Bedroom - Ground Floor

- The level door opening width between the bedroom and hall is 85cm.
 - The height of the twin beds from the top of the mattress to the floor is 52cm and the clear space between the beds is 52cm.
 - Non-down duvets, toppers and pillows are provided.
 - The chest of drawers is 106cm high. There is a single bedside table between the beds, 60cm high.
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- There is a hanging rail at 198cm high.
- Natural daylight enters through the large front window and smaller rear window, which have wooden Venetian blinds.
- There is a bedside table lamp and a ceiling pendant light.
- There is a short loop pile floor covering.

Bedroom 2- Kingsize Bedroom & Ensuite Cloakroom Room - First Floor

- The door opening width between the bedroom and landing is 76cm.
- The height of the kingsize bed from the top of the mattress to the floor is 59cm and the clear space around the bed is 125cm.
- Goose down duvets and pillows are provided.
- The chest of drawers is 107cm high and the bedside tables are 66cm high.
- There is a hanging rail at 136cm high.
- Natural daylight enters through the window. This has black out curtain panels.
- There is a ceiling pendant and table lamps.
- There is a painted wooden floor with bedside floor rugs.
- The door opening width between the bedroom and ensuite is 79cm.
- The toilet seat height is 46 cm high and is accessible from the front and left side.
- The wash basin is pedestal mounted and 82cm high.
- The free standing bath is 59cm high.
- There is a separate thermostatically controlled shower in a clear glass cubicle with sliding doors (opening 52cm wide). The tray is 2.5cm high.
- There is no non-slip mat provided for the bath or shower.
- There are crosshead taps on both wash basin and bath.
- There are no grab rails on the bath or the shower.
- There is a painted wooden floor.
- There is limited colour contrast between the floor and the fittings.
- There is a heated towel rail, 87cm high to the lowest rail and 148cm high to the highest.
- Natural daylight enters through the small high level window with roller blind.
- There are ceiling downlights and a pendant light.

Bedroom 2- Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 86.5cm.
- The height of the double bed from the top of the mattress to the floor is 56cm and the clear space around the bed is 148cm.
- Goose down duvets and pillows are provided.
- The chest of drawers is 142cm high and the bedside tables are 66cm high.
- There is a hanging rail at 195cm high.
- Natural daylight enters through two casement windows and large front window. These have black out curtains.
- There is a ceiling pendant and table lamps.
- There is a painted wooden floor with bedside floor rugs.
- There is a door to an external stair that leads to the front parking area. The door opening width is 75cm wide and the 17 steps are 19.5cm high, 23cm deep, and 122cm wide. There is a handrail on the left, 95cm high from the step.

Garden & Terrace

- The door opening width between the sunroom and garden terrace is 83cm.
- There is one step from the door to a slate paved terrace area, 16cm high.



- There is a free standing table (75cm high) with six chairs (45cm seat height).
- There is level access to a large grass lawn area.
- There is a level paved path to the side, off the utility room, leading to the gravelled parking area to the front of the property (102cm wide).
- There is a further lawned garden to the front and side of the property.

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



Gravel Parking Area



Hall & Stair



Lounge Area



Lounge Area



Lounge Area



Sun Room



Dining Area



Kitchen



Kitchen



Utility Room



Ground Floor Bathroom



Twin Bedroom



Bedroom Landing



Kingsize Bedroom



Kingsize Bedroom



Ensuite Shower & Bathroom



Double Bedroom



Double Bedroom



Rear Garden Terrace



Rear Garden



Gate Entrance to Parking Area

