



Glanhafan Access Statement

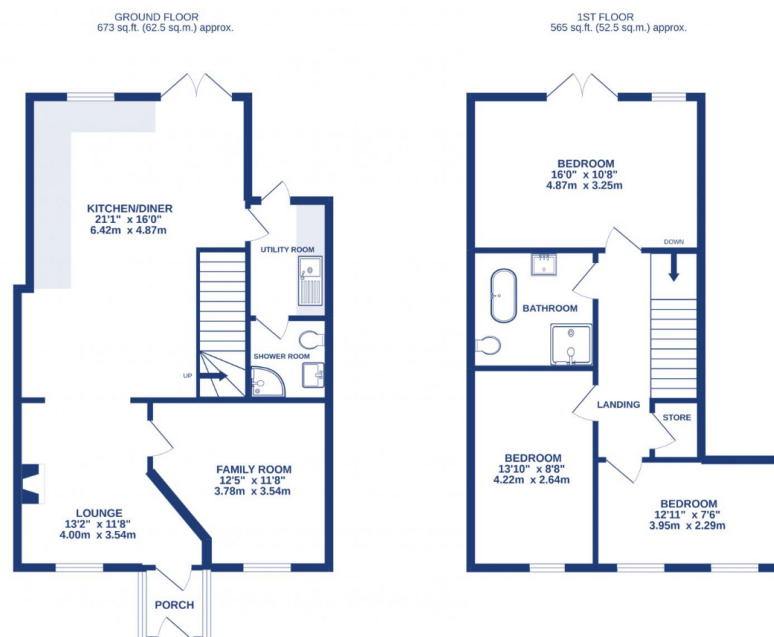
Pre-Arrival

- 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.
- Glanhafan 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 Solva High St, approximately 500m 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 one car opposite the cottage on the lane.
- The parking area is approximately 8 metres from the front door on an uneven surface.
- There is an internal porch 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, 139cm 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.

Floor Plan



Entrance Porch

- There are three steps to the front door, the highest of which is 16.5cm high.
- Entrance to the porch is through an opening in the surrounding wall, 99cm wide.
- The entrance porch door is 73cm wide and hinged on the right side.
- The entrance door is 70.5cm wide and hinged on the left side. The keyhole is 136cm high.
- The entrance porch is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the porch is a vinyl wood effect floor.
- There is good colour contrast between floors, walls and doors.

Lounge

- The lounge is accessed immediately from the porch, with one internal step up, 10cm high.
- There is a recessed coir mat as you enter.
- The opening width to access the lounge, as you pass the sofa is 70cm.
- The room has one leather sofa with non-feather cushion seating.
- Natural daylight enters through the front sash window.
- There are ceiling downlights.
- There is a log burning stove. The door handle is 35cm from the floor.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.

Family Room

- The family room is situated on the ground floor with level entry from the lounge.
- The door opening width between the family room and lounge is 73cm.
- The room has a large corner sofa and window seat with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front sash window.
- There are wall lights and a table lamp.
- The floor is carpeted with a central floor rug.
- There is good colour contrast between floors, walls and doors.

Kitchen & Dining Area

- The kitchen has open level access from the lounge and has french doors to the garden.
- The opening width between the lounge and kitchen is 135cm and between the kitchen door and garden is 103cm.
- The integrated twin oven is 152cm from the floor. The door of the top oven drops down and the handle is 147cm above the floor. The hob is 90.5cm from the floor.
- The worktop and sink with mixer lever taps are 90cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- There is a freestanding American style fridge freezer with the highest shelf at 146cm and the lowest drawer at 36cm.
- There is a kitchen bar with two high stools (seat height 68cm).
- The dining area bridges the space between lounge and kitchen. There is a dining table with three loose chairs and a bench seat (52cm seat height) and a clear space around the table end of 36cm.



- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large rear window and French doors.
- There is under unit lighting, pendant light over the dining table, and ceiling downlights.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located to the left of the French doors.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen and door to the garden.
- The door opening width between the kitchen and utility room is 79cm and between the utility room and garden is 72cm.
- The worktop and sink with mixer lever taps are 90cm above the floor.
- There is an undercounter washing machine and dryer.
- Natural daylight enters through the glazed garden door and velux window.
- There are ceiling downlights.
- There is a wooden floor with floor mat.

Shower Room

- The shower room is situated on the ground floor with level access from the utility room.
- The door opening width between the utility room and shower room is 65cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is vanity mounted and 88cm high.
- There is a walk-in thermostatically controlled shower in a clear glass corner cubicle with sliding doors.
- There is no non-slip mat provided for the shower.
- There is a lever tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The floors, walls and furniture are light in tone with limited contrast in colour.
- There is no natural daylight.
- There are ceiling downlights.

Stairs & Landing

- The stairs and landings are well illuminated, with natural light from two large velux windows.
- There are 12 steps (19cm high, 26cm deep, 78cm wide). The stair winds at the bottom and top and has no handrail. Care must be taken.
- Head height is restricted over the second stair tread.
- The landing is 96cm wide.
- There are 2 steps down to the front bedrooms, 11cm high.
- The stair and landing floor covering is a short pile carpet.
- Audible smoke alarm fitted.
- Due to the location in the eaves, the rooms have restricted ceiling heights around their perimeter.



Bedroom 1 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 72.5cm.
- The height of the kingsize bed from the top of the mattress to the floor is 53cm and the clear space next to the bed is 40cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 131cm high and the bedside tables are 64cm high.
- There is a built-in wardrobe with door handles at 110cm high and hanging rail at 155cm high.
- Natural daylight enters through the large glazed french doors which lead to a Juliette balcony. The balcony has a clear glass balustrade, 112cm high.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet with floor rug.

Bedroom 2 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 74cm.
- The height of the double bed from the top of the mattress to the floor is 62cm and the clear space around the beds is 77cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 77cm high and the bedside tables are 55cm high.
- There is a freestanding wardrobe with door handles at 91cm high and hanging rail at 160cm high.
- Natural daylight enters through the front sash window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Bedroom 3 - Single Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- The height of the single bed from the top of the mattress to the floor is 59cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 99cm high and the bedside table is 67cm high.
- There is a freestanding hanging rail at 139cm high.
- Natural daylight enters through the two front sash windows.
- There is a ceiling pendant light and a table lamp.
- The flooring covering is a short pile carpet.

Bath & Shower Room

- The bath and shower room is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 73cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is mounted on top of a vanity and 98cm high.
- The bath is 62.5cm high with shower attachment.
- There is a separate thermostatically controlled shower in a clear glass cubicle fixed screen. The tray height is 13.5cm.
- There is no non-slip mat provided for either the shower or bath.
- There are lever taps on both wash basin and bath.



- There are no grab rails or balance aids in either the bath or shower.
- The floor covering is tiled.
- The floors, walls and furniture are contrasting in colour and finishes.
- There is a heated towel rail, 77cm high to the lowest rail and 168cm high to the highest.
- Natural daylight enters through the two velux windows.
- There are ceiling downlights.

Garden

- There is one step to the garden from the utility room door which is 29cm high.
- There is a decked patio area with free standing table (75cm high), 4 chairs (45cm seat height) and a free-standing BBQ.
- There are seven steps up to a grass lawn area, 18.5cm high, 26cm deep and 80cm wide, with handrail on the left side after the third step.
- There is a steep sloping bank and no hand rail providing protection from the change in level between the upper lawn and decked terrace. Care must be taken, especially in low light.

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



Entrance Door



Family Room



Lounge



Lounge to Kitchen





Dining Area



Kitchen



Stair to First Floor



Utility Room



Shower Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bathroom



Garden Terrace



Rear Garden

