



Harmon Vale Access Statement

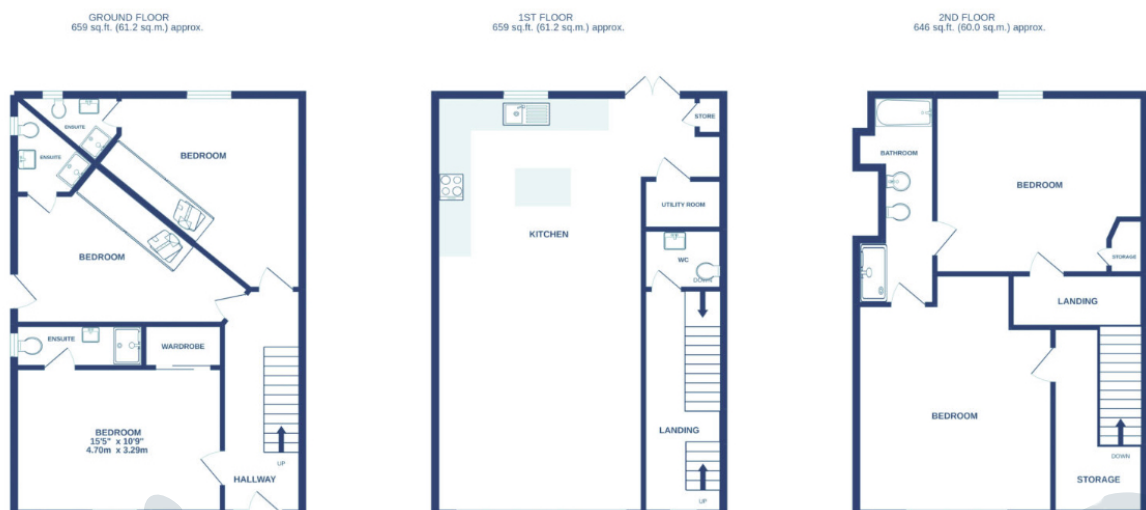
Pre-Arrival

- 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.
- Harmon Vale 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 Solva.
- The nearest bus stop is in Solva High St, approximately 200m 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 four cars on a sloping paved area in front of the property.
- The parking area is approximately 5 metres from the front door and is sloping down to the street.
- There is an outside light to the front of the cottage, illuminating the car park area and 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, 135cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There is small ramp threshold to the front door which is 3cm high.
- The front door is 86cm wide and hinged on the right side. The keyhole is 99cm high.
- The entrance is lit by outside lights, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is a vinyl wood effect floor.
- The hall is 82cm wide at the narrowest point and clear of obstacles.
- There is good colour contrast between floors, walls and doors.

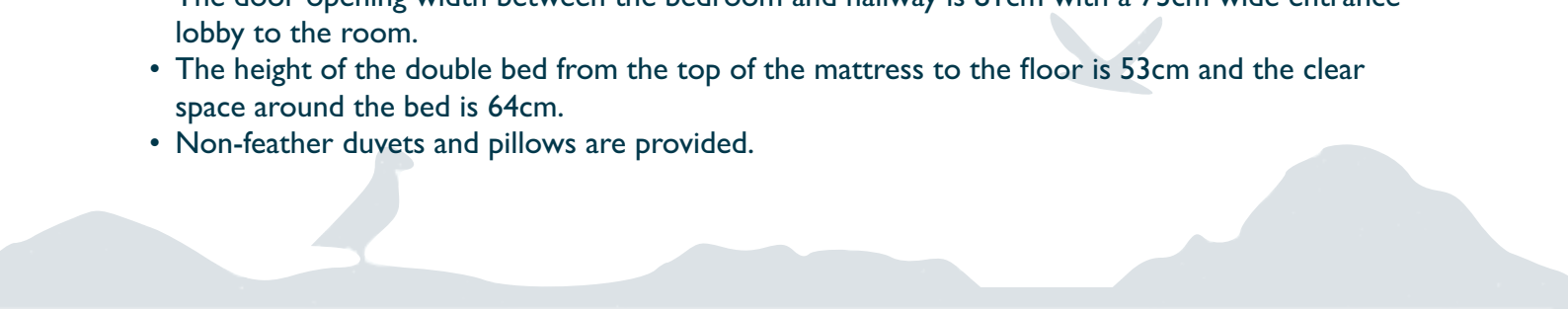
Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 12 steps to the first floor (21cm high, 25cm deep, 76cm wide) with a handrail on the left side, 89cm high from the stair tread.
- There are 12 steps to the second floor (21cm high, 25cm deep, 76cm wide) with a handrail on the left side, 90cm high from the stair tread.
- The landing is 84cm wide.
- There is a vinyl wood effect floor on the landings and a short pile carpet on the stair treads.
- Audible smoke alarm fitted.

Bedroom 1 - Kingsize Ensuite Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 78cm.
- The height of the king size bed from the top of the mattress to the floor is 54cm and the clear space around the bed is 25cm as you pass the sofa.
- Non-feather duvets and pillows are provided.
- The dressing table is 80cm high and the bedside tables are 65cm high.
- There is a sofa positioned under the window.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a built in wardrobe with edge sliding door handles and lower hanging rail at 113cm high.
- Natural daylight enters through the large front window.
- There are ceiling downlights and table lamps.
- There is a vinyl wood effect floor with floor rug.
- The door opening width between the bedroom and shower room is 65cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall mounted and 82.5cm high.
- There is a thermostatically controlled walk-in shower with a clear glass hinged screen.
- 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 and walls are the same tiled material with no contrast in colour.
- There is natural daylight from the small side window.
- There are ceiling downlights.

Bedroom 2 - Double Ensuite Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 81cm with a 73cm wide entrance lobby to the room.
 - The height of the double bed from the top of the mattress to the floor is 53cm and the clear space around the bed is 64cm.
 - Non-feather duvets and pillows are provided.
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- The bedside tables are 66cm high.
- There is a built in wardrobe with edge door handles and lower hanging rail at 126cm high.
- Circulation space is limited with only 40cm width between the bed and the wardrobe.
- Natural daylight enters through the glazed door to the side passage.
- There are ceiling downlights and table lamps.
- There is a vinyl wood effect floor.
- The door opening width between the bedroom and shower room is 80cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall mounted and 81cm high.
- There is a thermostatically controlled walk-in shower with a clear glass hinged screen.
- 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 and walls are the same tiled material with no contrast in colour.
- There is natural daylight through the small window.
- There are ceiling downlights.

Bedroom 3 - Twin Ensuite Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 78cm.
- The height of the twin size beds from the top of the mattress to the floor is 65cm and the clear space between the beds is 25cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 65cm high.
- There is a built in wardrobe with edge door handles and hanging rail at 150cm high.
- Circulation space is limited with only 52cm width between the bed and the wardrobe.
- Natural daylight enters through the rear window (although light is obscured by raised garden).
- There are ceiling downlights and table lamps.
- There is a vinyl wood effect floor.
- The door opening width between the bedroom and shower room is 79cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall mounted and 82cm high.
- There is a thermostatically controlled walk-in shower with a clear glass hinged screen.
- 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 and walls are the same tiled material with no contrast in colour.
- There is natural daylight through the small window.
- There are ceiling downlights.

First Floor Cloak Room

- The door opening width between the landing and cloak room is 74cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is vanity mounted and 84cm high.
- There is a lever tap on the wash basin.
- The floor covering is a vinyl wood effect flooring.
- The floors and walls are contrasting in colour.
- There is no natural daylight.
- There are ceiling downlights.



First Floor Kitchen & Dining Area

- The kitchen is situated on the first floor with level access from the hall and door to the garden terrace (the terrace is four tall open steps down).
- The door opening width between the hall and kitchen is 81cm and between the kitchen and garden is 141cm.
- There is good circulation space between units.
- The integrated twin oven is 149cm from the floor. The door of the oven drops down and the handle is 109cm above the floor. The hob is 89cm from the floor.
- The worktop and sink with mixer lever taps are 89cm above the floor. The microwave, cordless kettle and toaster are on the worktop.
- There is an integrated fridge freezer with the highest fridge shelf at 171cm and the lowest drawer at 51cm.
- The dining area is within the kitchen. There is a dining table with ten loose chairs (51cm seat height) and a clear space around the table of 85cm.
- There is a kitchen bar with two mid-high stools (61cm seat height).
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large rear window and from the glazed doors to the lounge.
- There are wall lights, ceiling pendant lights and downlights.
- There is a vinyl wood effect floor.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located to the left of the garden doors.

First Floor Utility Laundry Room

- The utility room is situated on the first floor with level access from the kitchen.
- The door opening width between the kitchen and utility room is 74cm.
- There is a stacked washing machine and dryer.
- There is no natural daylight.
- There are ceiling downlights.
- There is a vinyl wood effect floor.

First Floor Lounge (off the Kitchen)

- The lounge is situated on the first floor with level entry from the kitchen.
- The room has three leather sofas 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 fully glazed windows and sliding doors to a Juliette balcony. Each door opening is 191cm.
- The balcony has a glass balustrade 109cm high.
- There are wall lights, floor lamp and table lamps.
- There is a vinyl wood effect floor.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Bedroom 4 - Kingsize Ensuite Bedroom - Second Floor

- The door opening width between the bedroom and landing is 77.5cm.
- The bedroom is located within the eaves resulting in restricted ceiling heights to the perimeter of the room.



- The height of the king size bed from the top of the mattress to the floor is 50cm and the clear space around the bed is 70cm.
- Non-feather duvets and pillows are provided.
- There are two armchairs with non-feather cushion seating.
- The dressing table is 79cm high and the bedside tables are 64cm high.
- There is a built in wardrobe with door handles at 100cm high and hanging rail at 163cm high.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large fully glazed sliding doors to a Juliette balcony. The door opening is 89.5cm.
- The balcony has a glass balustrade 108cm high.
- There are wall lights, ceiling downlights, and table lamps.
- The floor covering is a short pile carpet.

Bedroom 5 - Twin Ensuite Bedroom - Second Floor

- The door opening width between the bedroom and landing is 77cm.
- The bedroom is located within the eaves resulting in restricted ceiling heights to the perimeter of the room.
- The height of the twin size beds from the top of the mattress to the floor is 57.5cm and the clear space between the beds is 30cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 79cm high and the bedside tables are 64cm high.
- There is a built in wardrobe with door handles at 101cm high and hanging rail at 201cm high.
- Natural daylight enters through the rear window and velux (this has a blind).
- There are ceiling downlights and table lamps.
- The floor covering is a short pile carpet.

'Jack & Jill' Shower & Bathroom

- The bathroom is situated on the second floor with level access from each of the bedrooms.
- The room is located within the eaves resulting in restricted ceiling heights to the perimeter of the room.
- The door opening width between the bedrooms and ensuite is 80cm.
- The toilet seat height is 45 cm high and is accessible from the front and left side.
- The wash basin is wall mounted and 83cm high.
- The bath is 51cm high with a hand held shower attachment.
- There is a separate thermostatically controlled walk-in shower with a clear glass screen.
- There is no non-slip mat provided for either the shower or bath.
- There is a lever tap on the wash basin.
- There are no grab rails or balance aids in either the bath or shower.
- The floor covering is tiled.
- The floors and walls are the same tiled material with no contrast in colour.
- Natural daylight enters through the velux window.
- There are ceiling downlights.



Garden Terrace

- The door opening width between the kitchen and garden terrace is 75cm.
- There are four open steps down to the terrace from the door, 20cm high, 23.5cm deep and 254cm wide with no central handrail. The wooden sleeper stair can become slippery when wet.
- There is a large paved patio area with picnic table (76cm high), and benches (45cm seat height).
- There is a hot tub with two steps up, 19cm high. There is no handrail.
- There are thirteen steps down to a lower paved area and exit, 13cm high and 265cm wide. There are no handrails and the wooden sleeper surface can become slippery when wet.
- There is a paved passage to the side of the property (82cm wide) which leads to the front parking area through a gate, 76cm wide.

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



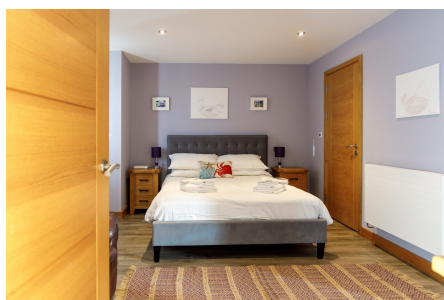
Parking Area



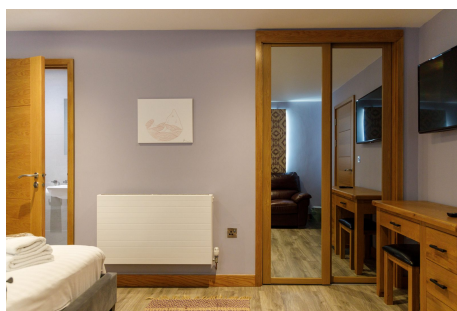
Parking & Entrance



Entrance Hallway



GF Kingsize Bedroom



GF Kingsize Bedroom



King Ensuite Shower Room





GF Double Bedroom



GF Twin Bedroom



GF Ensuite Shower Room



First Floor Kitchen & Dining



First Floor Lounge & Dining Area



First Floor Lounge & Dining



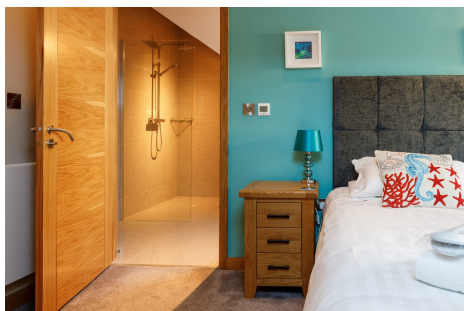
Second Floor Kingsize Bedroom



Second Floor Kingsize Bedroom



Second Floor Twin Bedroom



***Second Floor Jack & Jill
Shower Room From Bedroom***



***Second Floor Jack & Jill
Shower Room***



Garden Terrace



Garden Terrace Steps