



## Joyful House Access Statement (Known Locally as Tŷ Llawn)

### 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.
- Joyful House 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 4.5 miles from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>. The Strumble Shuttle bus operates between 25th May 25th and 29th September connecting St Davids and Brea.
- 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 2-3 cars on the private driveway to the front of the house, accessed through a 5-bar gate.
- There is a slopped entrance from the parking area to a level paved terrace to the front door.
- The parking area is approximately 15 metres from the front door.
- 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 left of the front door in the corner by the drain pipe. The key safe is 135cm 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 - Directly into Kitchen/Diner***

- There is level access to the front door entrance, with a 17cm high step over the door threshold.
- The front door is 80cm wide and hinged on the right side. The keyhole is 110cm high.
- There are external entrance downlights and wall lighting switches on the wall inside the kitchen.
- The glazed entrance area is spacious and free of obstructions.

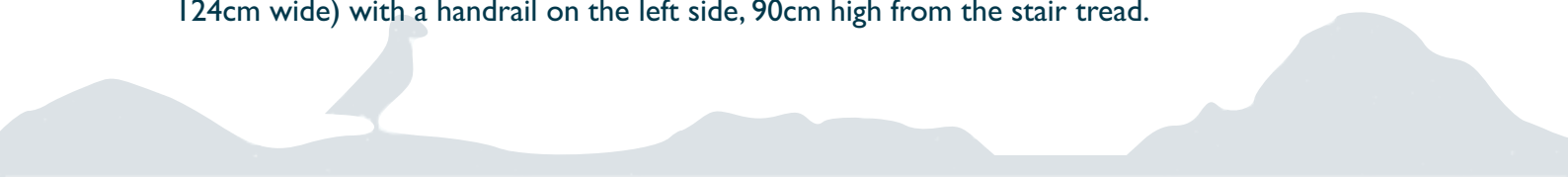
### ***Ground Floor Kitchen & Dining Area***

- The kitchen and dining area is situated on the ground floor with level access from the entrance door.
- There is a single door to the rear garden terrace and lawn area. The opening width is 82cm and the step down to the garden is 5cm.
- The central island is 93.5cm high, housing storage drawers. There is a clear space between the island and perimeter unit worktops of 132cm.
- The island has five high stools to dine, 69cm seat height.
- The integrated twin oven is 160cm from the floor. The door of the top oven drops down and the handle is 153cm above the floor, and the bottom oven handle is 93cm above the floor.
- There is an induction hob, 93.5cm from the floor.
- The worktop and sink with mixer lever taps are 93cm above the floor. The microwave, cordless kettle and toaster are on the worktop.
- The fridge-freezer is freestanding with the highest fridge shelf at 150cm and the lowest drawer at 33cm. The highest freezer shelf is at 145cm and the lowest drawer is at 33cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- The dining area is adjacent to the kitchen with level access. There is a dining table with eight loose chairs (48cm seat height) and a clear space around the table of 137cm at the narrowest point.
- There is a sofa and two armchairs adjacent to the table and an upright piano.
- Circulation space is very good.
- There is very good natural daylight.
- There is under unit lighting, ceiling track spot lights and downlights.
- There is a porcelain tile floor.
- The wall finishes are all of similar tone, slightly contrasting in colour with the floor.

### ***Ground Floor Utility Room***

- The utility room is situated on the ground floor with level access from the hallway.
- The door opening width between kitchen and utility room is 79cm.
- The worktop and sink with mixer lever taps are 91cm above the floor.
- The washing machine and dryer is undercounter.
- There is no natural daylight.
- There are ceiling downlights.
- The floor covering is tiled.

### ***Hallway, Stairs & Landing***

- The door opening width between kitchen and hallway is 79cm.
  - The hallway is 120cm at the narrowest point.
  - There is a slate tread stair to the upper ground floor with 8 steps (19.5cm high, 24cm deep, 124cm wide) with a handrail on the left side, 90cm high from the stair tread.
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- The stairs and landings are well illuminated, with good ceiling heights.
- The upper ground floor landing is 124cm wide at its narrowest point. There is a door to the garden 83cm wide.
- There is a winding open-tread slate stair to the first floor with 13 steps (21cm high, 23cm deep, 91cm wide) with a handrail on the left side, 91cm high from the stair tread.
- There is a winding slate tread stair to the lower ground floor with 14 steps (20cm high, 15cm deep at the narrowest point, 87cm wide) with a handrail on the right side, 96cm high from the stair tread.
- Care must be taken as the stair treads are all dark grey with no contrast in colour on stair treads. Although the surfaces are textured, they may become slippery when wet.

### **Ground Floor Lounge**

- The lounge has level entry from the hallway, kitchen and dining area.
- The door opening width between the hallway and lounge is 80cm.
- There are french doors to the garden terrace. The opening width is 109cm and the step down to the garden is 17.5cm.
- The room has three sofas and a foot stool with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the french doors and two high level windows.
- There are wall lights, floor lamp and a table lamp.
- There is a log burning stove. The door handle is 65cm from the floor.
- There is a porcelain tiled floor with central floor rug.
- The finishes are all of similar tone, slightly contrasting in colour with the floor.

### **Ground Floor Bathroom**

- The door opening width between the hallway and bathroom is 79cm.
- The toilet seat height is 42 cm high and accessible from the front and left side.
- The wash basin is wall mounted and 82cm high.
- The bath is 58cm high with a handheld and rose head shower. There is a hinged glass screen.
- There is a non-slip mat provided for the bath.
- There are lever taps on both wash basin and bath.
- There are no grab rails or balance aids in the bath.
- There is heated towel rail with highest rail 134cm high and lowest rail 76cm high.
- There is a porcelain tile floor.
- The floors, walls and furniture contrast in colours and finishes with the floor.
- There is no natural light.
- There are ceiling downlights.

### **Bedroom 1 - Twin Bedroom - Upper Ground Floor**

- The door opening width between the bedroom and hallway is 79cm.
- There is a door to the front garden. The opening width is 75cm and the step down to the garden is 17.5cm.
- The height of the twin beds from the top of the mattress to the floor is 54cm. The space between the beds is 32cm.
- Feather and down duvets and pillows are provided. There are natural wool bed throws.
- The bedside tables are 51cm high.
- There is a built-in wardrobe with door handles at 98cm high and hanging rail at 147cm high.
- Natural daylight enters through the glazed door and windows. These have black-out curtains.

- There are bedside lamps and wall lights.
- There is a porcelain tiled floor.

### ***Bedroom 2 - Super Kingsize Ensuite Bedroom - Upper Ground Floor***

- The door opening width between the bedroom and landing is 79cm.
- There is a door to the garden. The opening width is 75cm and the step down to the garden is 17.5cm.
- The height of the super kingsize bed from the top of the mattress to the floor is 53cm and the clear space around the bed is 100cm.
- Feather and down duvets and pillows are provided. There is a natural wool bed throw.
- There is a built-in wardrobe with door handles at 98cm high and hanging rail at 148cm high.
- Natural daylight enters through the glazed door and windows. These have black-out curtains.
- The dressing table is 79cm high and the bedside tables are 51cm high.
- There are bedside lamps and wall lights.
- There is a porcelain tiled floor.
- The finishes are all of similar tone, with a contrasting colour wall behind the bed.
- The inward door opening width between the bedroom and ensuite is 80cm.
- The toilet seat height is 43cm high and is accessible from the front and left side.
- The wash basin is wall mounted and 85cm high.
- There is a lever head taps on the wash basin.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors (51cm opening). There is a 21cm step up to the tray.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 93cm high and lowest rail 44cm high.
- There is a porcelain tiled floor.
- The furniture and finishes are all of similar tone, slightly contrasting in colour with the floor.
- Natural daylight enters through the casement window with blind.
- There are ceiling downlights.

### ***Bedroom 3 - Single Bedroom - Lower Ground Floor***

- The door opening width between the bedroom and hallway is 72cm.
- The height of the single bed from the top of the mattress to the floor is 54cm. The clear space to the side of the bed is 84cm.
- Feather and down duvets and pillows are provided. There is a natural wool bed throw.
- The bedside table is 54cm high.
- There is no wardrobe.
- There is no natural daylight, borrowed from the landing window.
- There are wall lights.
- There is a porcelain tiled floor.

### ***Bedroom 4 - Twin Bedroom - Lower Ground Floor***

- The door opening width between the bedroom and hallway is 79cm.
- The height of the twin beds from the top of the mattress to the floor is 54cm. The space between the beds is 28cm.
- Feather and down duvets and pillows are provided. There are natural wool bed throws.
- The bedside tables are 55cm high.
- There is a built-in wardrobe with door handles at 100cm high and hanging rail at 147cm high.
- Natural daylight enters through the casement window with blind.



- There is a bedside lamp and wall lights.
- There is a porcelain tiled floor.

### **Lower Ground Floor Bath & Shower Room**

- The door opening width between the hallway and bathroom is 72cm.
- The toilet seat height is 43 cm high and accessible from the front and left side.
- The wash basin is wall mounted and 84cm high.
- The bath is 56cm high with a handheld shower.
- There is a separate thermostatically controlled shower in a clear glass cubicle with sliding door (opening width 36cm). There is a 21.5cm step up to the tray.
- There is a non-slip mat provided for the bath.
- There are lever taps on the wash basin, shower and bath.
- There are no grab rails or balance aids in the bath or shower.
- There is heated towel rail with highest rail 196cm high and lowest rail 48cm high.
- There is a porcelain tiled floor.
- The floors, walls and furniture contrast in colours and finishes with the floor.
- There is no natural daylight.
- There are ceiling downlights.

### **Bedroom 5- Super Kingsize Ensuite Bedroom - First Floor**

- The door opening width between the bedroom and upper landing is 71 cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room and ensuite.
- The height of the super kingsize bed from the top of the mattress to the floor is 54cm and the clear space around the bed is 99cm at the narrowest point.
- Feather and down duvets and pillows are provided.
- There is a built-in wardrobe with door handles at 100cm high and hanging rail at 154cm high.
- Natural daylight enters through the glazed gable windows and velux. These do not have black-out blinds.
- The bedside tables are 51 cm high.
- There are bedside lamps and ceiling down lights.
- There is a wooden floor.
- The outward door opening width (limited height) between the bedroom and ensuite is 72cm.
- Headroom is severely restricted due to the location in the eaves.
- The toilet seat height is 45cm high and is accessible from the front and both side.
- The small wash basin is wall mounted and 80cm high.
- There is a lever head tap on the wash basin.
- The bath is 59cm high. There are no grab rails. A non-slip mat is provided.
- There is heated towel rail with highest rail 142cm high and lowest rail 59cm high.
- There is a porcelain tiled floor.
- The furniture and finishes are all of similar tone, slightly contrasting in colour with the floor.
- Natural daylight enters through the velux window. This has no blind.
- There are wall lights.

### **Garden**

- There is a lightly sloping lawn area to the front of the property with picnic table and benches. This is accessed off the parking area.
- There is a level paved terrace to the rear of the property, accessed from the kitchen and dining area. This has a dining table and curved benches seating 8.



- There are three steps up, 16.5cm high, providing access to a sloping grass lawn area. This has access to the approach lane through a 5-bar gate and links to the front lawn area.
- There is a stone terraced garden area down to the lower ground level. This is not fenced and care must be taken when passing.

### ***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 Driveway***



***Parking Area & Slope to Entrance***



***Dining Area & Entrance***



***Kitchen & Dining Area***



***Utility Room***



***Lounge***



***Upper Ground Floor Landing***



***Upper Ground Floor Kingsize Bedroom & Ensuite Shower Room***



***Upper Ground Floor Kingsize Bedroom & Ensuite Shower Room***





***Upper Ground Floor Twin Bedroom***



***Upper Ground Floor Twin Bedroom***



***Stair to Lower Ground Floor***



***Lower Ground Floor Twin Bedroom***



***Lower Ground Floor Single Bedroom***



***Lower Ground Floor Bathroom***



***First Floor Super King Ensuite Bedroom (restricted head height)***



***First Floor Ensuite Bathroom (restricted head height)***



***Garden & Approach Road***