



## Laurel Cottage Access Statement

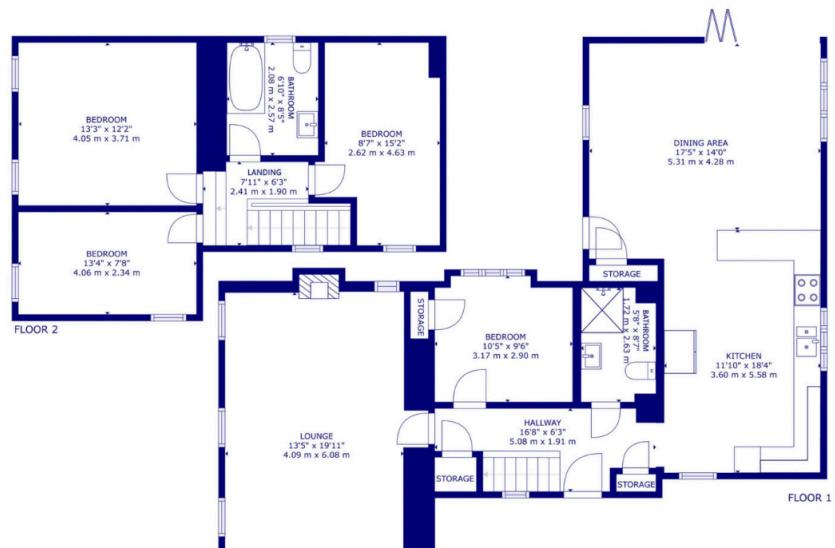
### Pre-Arrival

- 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.
- Laurel Cottage 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 St Davids.
- The nearest bus stop is in St Davids centre, approximately 400m 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

- There is off-road parking for three cars on the gravel driveway to the rear of the cottage.
- The gravelled parking area is approximately 12 metres from the front door with a paved area under a covered porch.
- 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 property key location will be provided prior to your arrival. The key can also 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 & Entrance Hall**

- There is one step over the front door threshold which is 12cm high.
- The front door is 75cm wide and hinged on the right side. The keyhole is 105cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is tiled with an entrance mat.
- The hall is 89cm wide at the narrowest point and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

## **Stairs & Landing**

- The stairs and landings are well light with good ceiling heights.
- There are 12 steps (19cm high, 23cm deep, 82cm wide) with a handrail on the right side, 86cm high from the stair tread. There are a further two steps up to the two front bedrooms.
- The first floor landing is 85cm wide. The floor covering is a short pile carpet.
- There is a baby gate at the foot of the stair.
- Audible smoke alarm fitted.

## **Lounge**

- The lounge is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 82cm.
- The room has two sofas and two armchairs with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the five windows.
- There are ceiling pendant lights, wall lights and table lamps.
- There is a log burning stove. The door handle is 39cm from the floor.
- The floor is carpeted with a floor rug.
- There is good colour contrast between floors, walls and doors.

## **Kitchen**

- The kitchen is situated on the ground floor, one step up from the hall, 20cm high.
- The opening width between the hall and kitchen is 84.5cm.
- The oven is 83cm from the floor. The door of the oven drops down and the handle is 76cm above the floor. The hob is 93cm from the floor.
- The worktop and sink with mixer lever taps are 93cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is freestanding with the fridge highest shelf at 149cm and the lowest drawer at 35cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large side window and dining area.
- There are ceiling downlights.
- The floor is tiled.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located on the work surface.



## **Dining & Living Area**

- The dining and living area is situated on the ground floor with level entry from the kitchen.
- The opening width between the kitchen and dining area is 123cm and the door to the garden is 72cm. There are also bi-fold doors leading to the garden terrace.
- There are two leather sofas with non-feather cushion seating.
- There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table of 88cm.
- Natural daylight enters through the windows and glazed doors.
- There are ceiling pendant lights and floor lamp.
- The floor is tiled.
- There is good colour contrast between floors, walls and doors.

## **Bedroom 1 - Double Bedroom - Ground 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 65cm and the clear space next to the beds is 68cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 99cm high and the bedside tables are 58cm high.
- There is a built in wardrobe with door handle at 100cm high and hanging rail at 150cm high.
- Natural daylight enters through the large window.
- There are ceiling downlights and table lamps.
- The floor covering is a short pile carpet.

## **Shower Room - Ground Floor**

- The shower room is situated on the ground floor with level access from the landing.
- The door opening width between the hall and bathroom is 74cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 80cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 9.5cm high.
- There is a 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 fittings are all light in tone with little contrast.
- There is a heated towel rail, 100cm high to the lowest rail and 171cm high to the highest.
- There is no natural light.
- There are ceiling downlights.

## **Bedroom 2 - Kingsize Bedroom - First Floor**

- The door opening width between the bedroom and landing is 74cm.
- The height of the kingsize bed from the top of the mattress to the floor is 66cm and the clear space around the bed is 100cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 117cm high and the bedside tables are 59cm high.
- There is a freestanding wardrobe with door handles at 119cm high and hanging rail at 183cm high.
- Natural daylight enters through the two windows and velux (this has a blind).

- There are wall lights and ceiling pendant light.
- The floor covering is a short pile carpet.

### **Bedroom 3 - Twin Bedroom - First Floor**

- The door opening width between the bedroom and landing is 74cm.
- The height of the twin beds from the top of the mattress to the floor is 63cm and the clear space between the beds is 45cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 55cm high.
- There is a freestanding tall boy with door handle at 72cm high and hanging rail at 129cm high.
- Natural daylight enters through the side window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

### **Bedroom 4 - Single Bedroom - First Floor**

- The door opening width between the bedroom and landing is 74cm.
- The height of the single bed from the top of the mattress to the floor is 64cm and the clear space next to the bed is 137cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 56cm high.
- There is a freestanding tall boy with door handles at 72cm high and hanging rail at 129cm high.
- Natural daylight enters through two windows.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

### **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 74cm.
- The toilet seat height is 46 cm high and accessible from the front and left side.
- The wash basin is pedestal mounted and 87cm high.
- The bath is 57cm high with an over bath thermostatically controlled shower with a clear glass hinged 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 or shower.
- The floor covering is tiled.
- The floors and walls are the same finish with no contrast. They do however, contrast with the white bathroom fittings.
- There is a free standing towel rail, 83cm high to the lowest rail and cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

### **Garden**

- The door opening width between the kitchen and garden is 72cm, leading to a small paved path.
- There are two steps up to a lawned and planted area from the path which are 20cm high. The garden area is enclosed by a high stone wall. There is no barrier or handrail to the change in level (57.5cm high).
- There is a gate to the road from the paved path 88cm wide.

- From the living area bi-fold doors there is a level paved patio area with free standing table (70cm high), and two long bench seats (45cm seat height). This is very heavy and cannot be moved to suit.
- There are two steps up to a grass lawn area.

### **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 & Entrance**



**Parking Area**



**Lounge**



**Kitchen**



**Living & Dining Area**



**Bi-fold Doors to Terrace**



**Ground Floor Shower Room**



**Ground Floor Double Bedroom**



**First Floor Kingsize Bedroom**



**First Floor Twin Bedroom**



**First Floor Single Bedroom**



**First Floor Bathroom**



**Path to Enclosed Garden**



**Garden Lawn & Terrace**



**Enclosed Garden**