



No.45 Access Statement

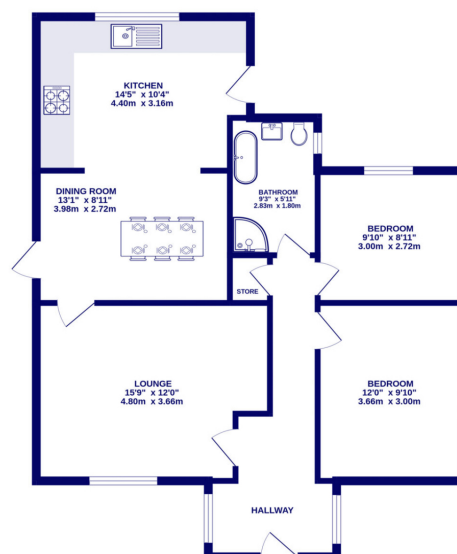
Pre-Arrival

- 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.
- No.45 is arranged over one floor.
- 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 one car on the tarmac area in front of the property.
- The level parking area is approximately 5 metres from the front door.
- There is no outside light to the front of the cottage.
- 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 rear entrance door accessed along a paved path to the left of the main front entrance door, 143cm 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 & Entrance Hall

- There are two steps up to the front door, 16.5cm high, with a handrail on the right side, 81cm from step level.
- The front door is 78.5cm wide and hinged on the right side. The keyhole is 107cm high.
- The floor covering inside the entrance is a short pile carpet with entrance mat.
- The hall is 85cm wide narrowing to 63.5cm as you pass a sideboard.
- There is limited colour contrast between floors and walls, due to their light tone.

Lounge

- The lounge has level access from the hall.
- The door opening width between the hall and lounge is 74cm.
- The room has one leather sofas and two reclining 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 large front window.
- There is a ceiling pendant light, floor lamp and table lamps.
- There is a gas fire.
- The floor has a short pile carpeted.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen, Dining Area & Utility Room

- The kitchen has level access from the lounge and door to the garden.
- The door opening width between the lounge and kitchen is 72cm and between the kitchen and garden is 76cm.
- The door opening width between the kitchen and utility room is 80cm. There is a small step down to the utility room, 6cm high.
- The door opening width between the utility room and rear garden is 72cm and the front garden is 71cm. There is an internal short ramp down to the front garden door.
- The integrated oven is 117cm from the floor. The door of the oven drops down and the handle is 112cm above the floor. The hob is 96cm from the floor.
- The worktop and sink with mixer lever taps are 92cm above the floor. The cordless kettle and toaster are on the worktop.
- The microwave is integrated at high level, 155cm high to the controls and handle.
- The fridge freezer is freestanding, with the highest fridge shelf at 166cm and the lowest freezer drawer at 34cm.
- The dining area is within the kitchen. There is a dining table with five loose chairs (46cm seat height) and there is a clear space around the table end.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the large rear window.
- There are ceiling downlights in the kitchen and a high level wall light in the utility room.
- The kitchen floor finish is a laminate wood effect floor and the utility room is tiled.
- 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 garden door.
- The utility room has a washing machine and small capacity dryer.

Bathroom

- The bathroom has level access from the hall.



- The door opening width between the hall and bathroom is 72cm.
- The toilet seat height is 43 cm high and is only accessible from the front (restricted side access).
- The wash basin is mounted within a vanity unit and 86cm high.
- The bath is 58cm high.
- There is a separate thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 13.5cm high.
- There is a non-slip mat provided for the shower.
- 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 a laminated wood effect flooring.
- There is a good colour contrast between floor and walls.
- There is a heated towel rail, 108cm high to the lowest rail and 203cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Bedroom 1 - Double Bedroom

- The door opening width between the bedroom and hall is 75cm.
- The height of the double bed from the top of the mattress to the floor is 57cm and the clear space around the bed is 91cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 89cm high and the bedside tables are 55cm high.
- There is a wall mounted hanging rail at 173cm high.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bedroom 2 - Twin Bedroom

- The door opening width between the bedroom and hall is 75cm.
- The height of the twin beds from the top of the mattress to the floor is 57cm and the clear space between the beds is 53cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 101cm high and the bedside table is 55cm high.
- There is a wall mounted hanging rail at 178cm high.
- Natural daylight enters through the large rear window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

Garden

- There are two step down to the garden from the kitchen door which are 12cm high.
- There is a small level paved patio area with free standing table (74cm high) and 4 chairs (43cm seat height).
- There are two steps up to a level gravelled area, 18cm high and 91cm wide, with a handrail on both sides, 86cm from step level.

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



Entrance Door



Hallway



Lounge



Kitchen



Dining Area



Double Bedroom



Twin Bedroom



Bath & Shower Room



Garden Patio



Gravelled Garden Area