



Park House 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.
- Park House is arranged over three floors. Due to the staircase design, the cottage is not suitable for those with mobility and balance difficulties.
- 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 50m 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

- You can off load on the roadside and walk up a gentle sloping grass track to the cottage.
- Parking is reserved for two cars in a nearby car park, approximately 100 metres from the front door using public pavements.
- There is an outside light to the front of the cottage, illuminating the 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 back door, 156cm from floor level. This is accessed down a side passage to the left of the cottage 98cm wide. There is a PIR motion sensor light in the passage way. There is a step up to the rear (14cm high) and a gated entrance 93cm wide. 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 is one step to the front door which is 7cm high.
- The front door is 82cm wide and hinged on the right side. The keyhole is 80cm 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.
- The hall is 110cm wide narrowing to 80cm as you pass a bench and boot rack.
- There is good colour contrast between floors, walls and doors.

Kitchen

- The kitchen is situated on the ground floor with level access opening from the hall and to the dining area.
- The oven range controls are 85cm from the floor. The door of the oven drops down and the handle is 59cm above the floor. The hob is 95cm from the floor.
- The worktop and sink is 89cm high with cross head taps 112cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge is undercounter with the highest shelf at 63cm and the lowest drawer at 33cm.
- Mugs and crockery can be moved from the high shelf and rail if required. Please request this when booking.
- Natural daylight enters through the large front window.
- There are ceiling spot lights.
- The floor is tiled.
- There is a good colour contrast between floor, cupboards and workshop surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located in the hall as you enter the kitchen.

Dining Area

- The dining room has open level from the kitchen.
- There is a dining table with six loose chairs (48cm seat height) and a clear space around the table of 79cm.
- Natural daylight enters through the large window.
- There are ceiling spot lights.
- The floor is tiled.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the dining room and kitchen.
- The opening to the lounge is 77cm.
- The room has two 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 front window and rear door.
- There are ceiling spot lights, floor lamp and table lamps.
- There is a log burning stove. The door handle is 28cm from the floor.
- There is a wooden floor with central floor rug.
- There is little colour contrast between floors and walls.
- There is an audible smoke alarm and carbon monoxide detector fitted.
- There is a door to the garden terrace, 72cm wide.



Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 7 steps (17cm high, 24cm deep, 73cm wide) with no handrail (open to the dining area). Care must be taken. This leads to a half landing and a further 7 steps lead to the main landing with a 69cm high handrail on the right side. This is very low and caution should be taken.
- The landing is large with a desk. The opening width between desk and banister is 50cm.
- The steps are wooden and not covered. The landing has a large central floor rug.
- There is a further stair with 12 steps, with handrail to the left, to the second floor landing and twin bedroom. The landing has restricted head height.
- There is an audible smoke alarm fitted and twin fire extinguishers provided.

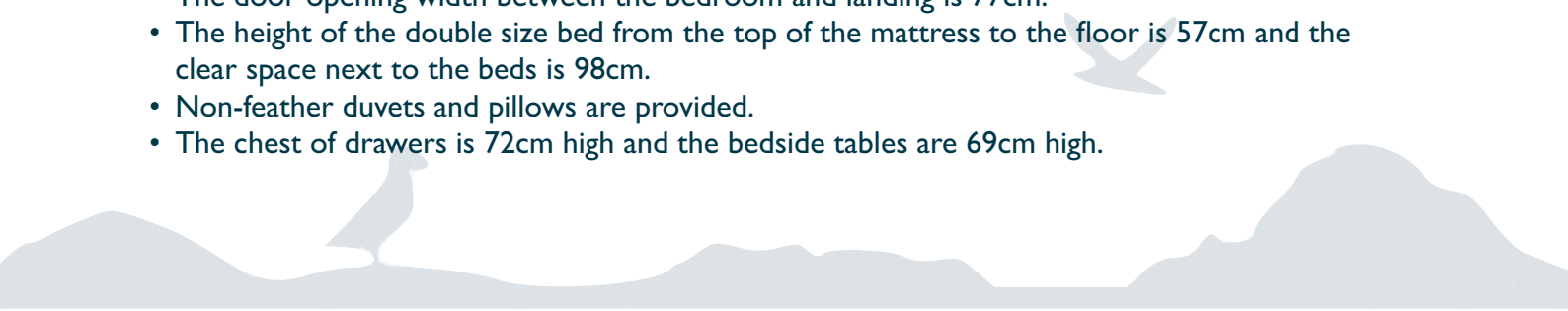
Bathroom & Shower

- The bathroom is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 77cm.
- The toilet seat height is 43cm high and is accessible from the front and right side.
- The wash basin is top-mounted on a vanity cabinet and 97cm high.
- The bath is 62cm high.
- There is a separate thermostatically controlled shower with a clear glass fixed screen, and 49cm wide opening. The tray is 7cm high.
- 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.
- There is a vinyl wood effect floor.
- The floors, walls and fittings are light in tone with limited contrast in colours and finishes, except for the vanity unit.
- There is a heated towel rail, 45cm high to the lowest rail and 170cm high to the highest.
- Natural daylight enters through the large window.
- There is an illuminated mirror and ceiling downlights.

Bedroom 1 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 77cm.
- The height of the double size bed from the top of the mattress to the floor is 51cm and the clear space next to the bed is 40cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 99cm high and the bedside tables are 40cm high.
- There is a freestanding wardrobe with door handles at 98cm high and hanging rail at 188cm high.
- Natural daylight enters through the large windows.
- There is a ceiling pendant light and table lamps.
- There is a wooden floor with central floor rug.
- There is an audible smoke alarm fitted.

Bedroom 2 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 77cm.
 - The height of the double size bed from the top of the mattress to the floor is 57cm and the clear space next to the beds is 98cm.
 - Non-feather duvets and pillows are provided.
 - The chest of drawers is 72cm high and the bedside tables are 69cm high.
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- There is a freestanding wardrobe with door handles at 89cm high and hanging rail at 162cm high.
- Natural daylight enters through the large windows.
- There is a ceiling pendant light and table lamps.
- There is a wooden floor with bedside floor rug.
- There is an audible smoke alarm fitted.

Bedroom 3 - Twin Bedroom - Second Floor

- The door opening width between the bedroom and landing is 64cm.
- The headroom is restricted as you enter and above the head of the beds due to the location in the eaves.
- The height of the twin beds from the top of the mattress to the floor is 53cm and the clear space between the beds is 81cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 59cm high.
- There is a freestanding hanging rail at 144cm high.
- Natural daylight enters through the velux (this has a blind although not black-out).
- There are ceiling pendant lights.
- There is a wooden floor with central and bedside floor rugs.
- There is an audible smoke alarm fitted.

En-suite Cloakroom - Second Floor

- The en-suite is situated on the second floor with level access from the twin bedroom.
- The door opening width between the bedroom and bathroom is 66cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is vanity mounted and is 91 cm high.
- There is a lever tap on the wash basin.
- There is a wooden effect vinyl floor.
- The floors, walls and furniture are all white with contrasting vanity colours and finish.
- There is a heated towel rail, 51 cm high to the lowest rail and 111 cm high to the highest.
- There is no natural daylight.
- There is a ceiling light.

Garden Terrace

- The door opening width between the lounge and garden terrace is 72cm.
- There are two steps to the terrace from the door which are 13cm high and 8cm high.
- There is an enclosed paved patio area with free standing table (74cm high), 6 chairs (43cm seat height) and a built in BBQ (63cm high). There is a ramped access to the area.
- There is a separate garden area, 18m from the property with gated access, up a grass track.

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



Grassed Approach



Hallway



Kitchen



Dining Area



Lounge



Stair to First Floor



First Floor Landing



First Floor Bedroom 1



First Floor Bedroom 2



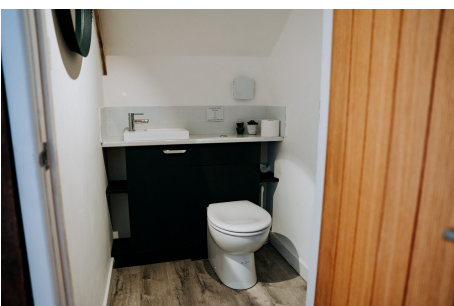
First Floor Bathroom



Stair to Second Floor



Second Floor Twin Bedroom



Second Floor En-suite



Garden Terrace



Additional Lawned Garden