



Pen Bryn Access Statement

Pre-Arrival

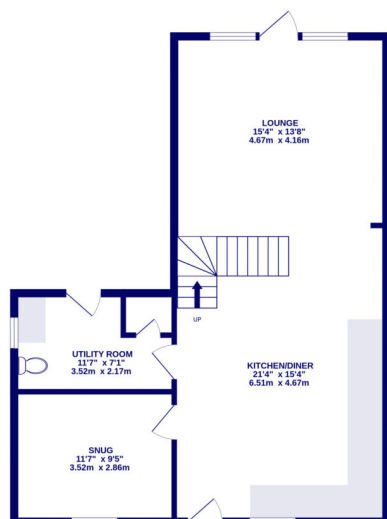
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Pen Bryn is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- 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 500 metres 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

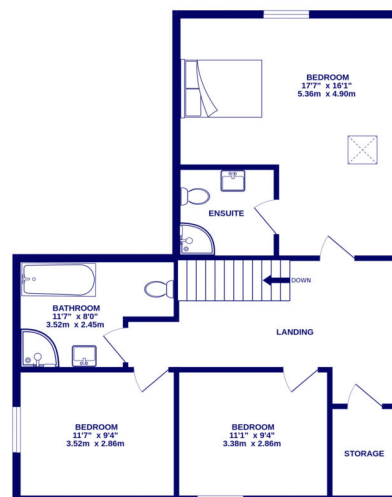
- There is parking for 3 cars on a level paved drive, directly outside the entrance door.
- There is an outside light to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 5pm on your day of arrival.
- The key to the property is kept in a key safe, to the left side of the drive as you enter, 114 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

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



Entrance to Property & Entrance Hall

- There is one step to the front door which is 17.5cm high.
- The front door is 80cm wide and hinged on the right side. The keyhole is 161cm 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 a wooden plank floor with coir entrance mat.
- The entrance is clear of furniture and obstacles and leads directly to the kitchen and dining area.
- There is good colour contrast between floors, walls and doors.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the entrance and lounge area.
- The twin ovens are 127cm from the floor. The door of the oven drops down and the handle is 119cm above the floor. The hob is 95cm from the floor.
- The worktop and sink with mixer lever taps are 92cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is integrated with the highest fridge shelf at 180cm and the lowest freezer drawer at 62cm.
- The dining area is within the kitchen. There is a dining table with six loose chairs (45cm seat height) and a clear space around the table of 127cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the front window and garden glazed door and windows.
- There is a ceiling pendant light over the dining table and downlights.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located on the worktop by the microwave.

Snug

- The snug is situated on the ground floor with level entry from the dining area.
- The door opening width between the hall and dining area is 75cm.
- The room has one sofa with non-feather cushion seating and floor bean bags.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front window.
- There is a pendant light, floor lamp and table lamps.
- The floor is carpeted.
- 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 kitchen.
 - A glazed door (with contrasting frame) opens out to the garden terrace. The opening width is 87cm, with a single small 25cm step.
 - The room has two sofas with non-feather cushion seating and an armchair.
 - There is a Smart TV with remote control providing subtitles and audio description capability.
 - Natural daylight enters through the large rear windows and door.
 - There are ceiling down lights.
 - There is a log burning stove. The door handle is 56cm from the floor.
 - There is a wooden floor with a central floor rug.
 - There is good colour contrast between floors, walls and doors.
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- Audible smoke alarm fitted.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen and has a door to the garden.
- The door opening width between the kitchen and utility room is 75cm and garden is 80cm.
- The worktop with undercounter washing machine and tumble dryer is 90cm above the floor.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall mounted on a vanity unit 83cm high.
- Natural daylight enters through the large side window and door to the garden.
- There is a ceiling light.
- The floor is tiled.

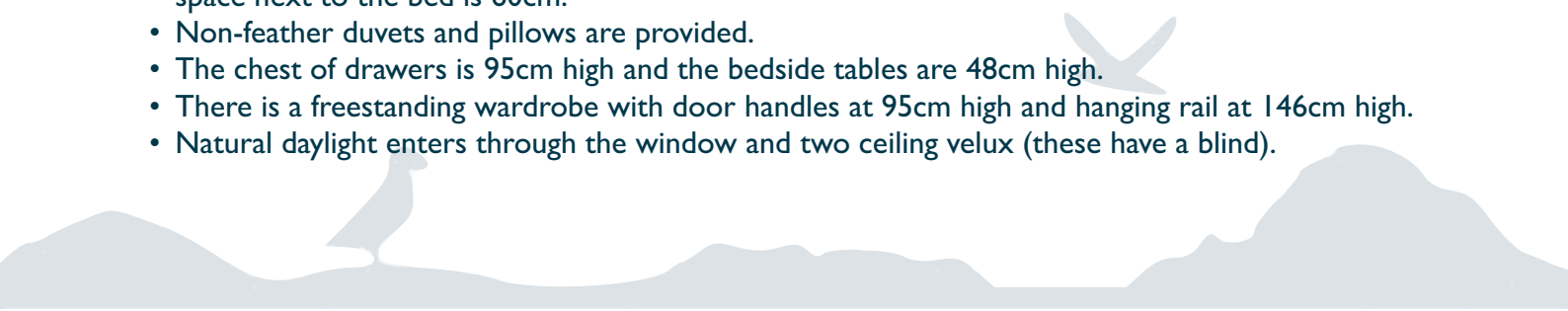
Stairs & Landing

- The open stairs lead up to a large open First Floor landings and partially divide the kitchen and lounge areas. Both are well illuminated with high ceiling heights.
- There is 1 step to a winding turn of 3 steps and a further 8 steps to the landing (21cm high, 24cm deep, 82cm wide). There is a handrail on both sides, 105cm high from the stair tread.
- The floor covering is a short pile carpet, except for the first step.
- The landing at the narrowest point is 86cm wide. It has a desk, chair and table lamp with circulation space around.
- Audible smoke alarm fitted.

First Floor Bath & Shower Room

- The bathroom is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 66cm.
- It has restricted ceiling height over the bath.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The pedestal mounted wash basin is wall mounted and 88cm high.
- The bath is 59cm high with central lever taps.
- There is a separate thermostatically controlled shower in a glass corner cubicle with sliding doors. The tray is 6cm high.
- 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 (looks like timber planking).
- The fixtures are all white and contrast with the wall and floor colours and finishes.
- Natural daylight enters through the velux window.
- There is a ceiling light.

Bedroom 1 - Double Bedroom with En-suite Shower Room - First 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 51cm and the clear space next to the bed is 60cm.
 - Non-feather duvets and pillows are provided.
 - The chest of drawers is 95cm high and the bedside tables are 48cm high.
 - There is a freestanding wardrobe with door handles at 95cm high and hanging rail at 146cm high.
 - Natural daylight enters through the window and two ceiling velux (these have a blind).
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- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.
- The en-suite is located in the gables so has restricted ceiling height and 74cm door opening.
- The en-suite toilet seat height is 45 cm high and is only accessible from the front.
- The pedestal mounted wash basin is wall mounted and 83cm high.
- There is a thermostatically controlled shower in a glass corner cubicle with sliding doors. The tray is 6cm high.
- 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 fixtures are all white and contrast with the wall and floor colours and finishes.
- Natural daylight enters through the velux window (this has a blind).
- There are ceiling downlights.

Bedroom 2 - 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 62cm and the clear space between the beds is 57cm.
- Non-feather duvets and pillows are provided.
- The central bedside table is 62cm high.
- There is a freestanding hanging rail at 159cm high.
- Natural daylight enters through the side window and velux (this has a blackout screen).
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Bedroom 3 - Double Bedroom - First 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 60cm and the clear space next to the bed is 85cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 51cm high.
- There is a freestanding clothes hanging rail at 143cm high.
- Natural daylight enters through the side window and velux (this has a blackout screen).
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Garden

- The door opening width between the lounge and garden is 75cm.
- There is one step to the garden from the door which is 25cm high.
- There are two steps (21cm high) up to a grass lawn from a paved area.
- There is a paved patio area off the lawn area up a small step 15cm high, with free standing table (71cm high), four chairs (45cm seat height), 4 seats (43cm high). The area is 49cm high overlooking the lower paved area with no hand rail or barrier. Care needs to be taken.
- There is a further raised lawn areas up one tall step (26cm), one of which has a child's trampoline and slide).
- There is a level paved gated side entrance to the garden from the front parking area. The gate is 88cm 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



Entrance & Parking Area



Rear Garden



Lounge (door to garden)



Lounge to Kitchen



Stair to First Floor



Bath & Shower Room



Twin Bedroom



Double Bedroom



Ensuite Shower Room

