



Penlan Cottage Access Statement

Pre-Arrival

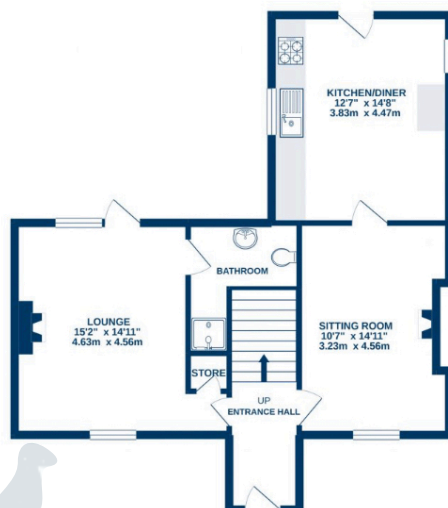
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Penlan Cottage is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.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

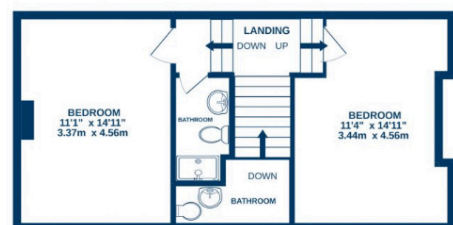
- Parking is available for two cars on the level tarmac area in front of the cottage.
- The parking area is approximately 5 metres from the front door. Access is through a walled opening, 121cm wide, up one step 13cm high.
- There is an outside light to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe behind the left side wall of the entrance gate, 90cm 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
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



Entrance to Property & Entrance Hall

- There is one step to the front door which is 10cm high.
- The front door is 81cm wide and hinged on the right side. The keyhole is 93cm 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 99cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 10 steps to a half landing (20cm high, 26cm deep, 90cm wide) with a handrail on the right side, 92cm high from the stair tread. The stair divides at the half landing with three steps up to each bedroom entrance.
- The landing is 85cm wide.
- The floor covering is a short pile carpet.
- 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 76cm.
- There is good circulation space.
- The room has one sofa 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 large front window.
- There is a ceiling pendant light, floor lamp and table lamps.
- There is an electric log stove style fire. The operating switch is 50cm from the floor.
- There is a wooden floor.
- There is good colour contrast between floor and walls, but not doors.
- Audible smoke alarm fitted.

Ground Floor Shower Room

- The shower room is situated on the ground floor, with level access from the lounge.
- The door opening width between the landing and bathroom is 72cm.
- The toilet seat height is 42cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 81cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with hinged door. The tray is 15cm high.
- There are no grab rails in the shower.
- The floor covering is vinyl.
- The floors, walls and furniture are light in tone with limited contrast in colour.
- There is a heated towel rail, 78cm high to the lowest rail and 146cm high to the highest.
- There is no natural daylight.
- There are ceiling lights.



Sitting Room

- The sitting room is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 76cm.
- There is one step up (16cm high) to the door to the kitchen. The door opening width between the sitting room and kitchen is 72cm.
- There is good circulation space.
- The room has one sofa and two armchairs with non-feather cushion seating.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light, floor lamp and table lamps.
- There is an electric log stove style fire. The operating switch is 50cm from the floor.
- There is a wooden floor.
- There is good colour contrast between floor and walls, but not doors.
- Audible smoke alarm fitted.

Kitchen & Dining

- The kitchen is situated on the ground floor, with level access from the hall and door to the garden.
- The door opening width between the hall and kitchen is 83cm and between the kitchen and garden is 76cm.
- The oven is 90cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The hob is 94cm from the floor.
- The worktop and sink with mixer lever taps are 94cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is freestanding with the highest fridge shelf at 159cm and the lowest freezer drawer at 32cm.
- The dining area is within the kitchen. There is a dining table with five loose chairs (45cm seat height) and a clear space around the table of 142cm.
- Natural daylight enters through the side window and door.
- There are ceiling downlights.
- The floor is tiled.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire blanket and extinguisher located behind the entrance door.

Bedroom 1 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 76cm.
- The height of the double size bed from the top of the mattress to the floor is 64cm and the clear space around the bed is 140cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 78cm high and the bedside tables are 65cm high.
- There is a freestanding wardrobe with door handles at 122cm high and hanging rail at 180cm high.
- Natural daylight enters through the front window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.



First Floor Shower Room

- The shower room is situated on the first floor with level access from the lounge.
- The door opening width between the landing and shower room is 76cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is mounted within a vanity unit and 87cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with hinged door. The tray is 15cm high.
- There is a non-slip mat provided for the shower.
- There are no grab rails in the shower.
- The floor covering is vinyl.
- The floors, walls and furniture are all light in tone, with limited contrast in colour.
- There is a heated towel rail, 72cm high to the lowest rail and 142cm high to the highest.
- There is no natural daylight.
- There are ceiling lights.


Bedroom 2 - Double Bedroom with Ensuite Cloak Room - First Floor

- The door opening width between the bedroom and landing is 76cm.
- The height of the double size bed from the top of the mattress to the floor is 62cm and the clear space around the bed is 156cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 79cm high and the bedside tables are 60cm high.
- There is a freestanding wardrobe with door handles at 102cm high and hanging rail at 180cm high.
- Natural daylight enters through the front window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.
- The door opening width between the bedroom and ensuite cloak room is 72cm.
- The toilet seat height is 43cm high and is only accessible from the front.
- The wash basin is mounted within a vanity unit and 77cm high.
- The floor covering is vinyl.
- The floors, walls and furniture are all light in tone with limited contrast in colour.
- There is natural daylight through the front window.
- There are ceiling lights.

Garden

- The door opening width between the kitchen and garden is 77cm.
- There is one step to the garden from the door which is 22cm high.
- There is a small paved patio area with free standing table (75cm high), four chairs (43cm seat height).
- There is level access to an enclosed shared grass lawn area which slopes up from the patio.

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
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- Explore West Wales accessible attractions <https://www.visitwales.com/destinations/west-wales/access-all-areas-west-wales>

Property Photographs



Entrance Door



Lounge



Ground Floor Shower Room



Sitting Room (door to kitchen)



Kitchen & Dining Table



Stair with Split Landing



First Floor Shower Room



Bedroom (double bed)



Bedroom with Ensuite Cloak Room



Bedroom with Ensuite Cloak Room



Garden Patio



Sloping Lawn Area