



Plettenberg 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.
- Plettenberg 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 350m 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 paved level private driveway to the side of the cottage.
- The parking area is approximately 6 metres from the front door.
- There is an outside PIR light to the front of the cottage, illuminating the entrance.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe in the porch, opposite the front door, 171cm 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 & Hallway

- There is a very small paved ramp up to to the front door entrance.
- The front door is 80cm wide and hinged on the left side. The keyhole is 99cm high.
- The entrance porch is lit by an outside PIR light, controlled by a switch on the inside wall by the front.
- There hall has a vinyl wood effect floor with entrance mat.
- The hall is 126cm wide at its narrowest point.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- The landing is 128cm wide at its narrowest point.
- There are 13 steps (19.5cm high, 21cm deep, 90cm wide) with a handrail on the left side, 99cm high from the stair tread. The stair winds for the first four steps.
- The floor covering is a short pile carpet.
- Due to the location within the eaves, the landing ceiling height is restricted around the perimeter.
- 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 79cm.
- The room has two sofas and an armchair 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 and rear window.
- There are two ceiling pendant lights, floor lamp and table lamp.
- There is a log burning stove. The door handle is 57cm from the floor.
- The floor has a short pile carpet.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- 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 79cm and between the kitchen and utility room is 80cm.
 - There are French doors to the garden. The opening width is 166cm and the step down to the garden is 25cm.
 - The integrated twin oven is 150cm from the floor. The door of the oven drops down and the handle is 110cm above the floor. The hob is 91cm from the floor.
 - The worktop and sink with mixer lever taps are 91cm above the floor. The microwave is on the worktop, and a cordless kettle and toaster.
 - The fridge-freezer is integrated with the highest fridge shelf at 170cm and the lowest freezer drawer at 49cm.
 - The dining area is within the kitchen. There is a dining table with six loose chairs (53cm seat height) and a clear space around the table of 142cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through two windows and French doors. .
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- There is under unit lighting and ceiling downlights.
- There is a vinyl wood effect floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located in the utility room tall cupboard.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen and door to the garden.
- The door opening width between the kitchen and utility room is 80cm and between the utility room and parking area is 85cm.
- The worktop and sink with mixer lever taps are 91cm above the floor.
- The washing machine and dryer is undercounter.
- Natural daylight enters through the door window.
- There a ceiling light.
- Audible heat alarm fitted.
- There is a vinyl wood effect floor.

Cloak Room

- The cloakroom is situated on the ground floor with level access from the hall.
- The door opening width between the hall and cloak room is 81cm.
- The toilet seat height is 46 cm high and is accessible from the front and left side.
- The wash basin is vanity mounted and 83cm high.
- There are lever taps on the wash basin.
- The floor covering is tiled.
- The floors, walls and furniture are white, contrasting in colours and finishes with the floor.
- There is no natural daylight.
- There is a ceiling light.

Bedroom 1 - Kingsize Ensuite Bedroom - Ground Floor

- The door opening width between the bedroom and hall is 79cm.
- The height of the kingsize bed from the top of the mattress to the floor is 66cm and the clear space next to the beds is 35cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 82cm high and the bedside tables are 73cm high.
- There are hanging hooks at 165cm high.
- Natural daylight enters through the large front window. This has a roller blind (not black-out).
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible heat alarm fitted.
- The door opening width between the bedroom and ensuite shower room is 79cm.
- The toilet seat height is 42 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 85cm high.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors. There is a 10cm step up to the tray.
- There are lever taps on the wash basin but not on the shower.
- There are no grab rails or non-slip mat in the shower.
- The floor covering is tiled.
- The floors, walls and furniture are white, contrasting in colours and finishes with the floor.



- Natural daylight enters through the side window.
- There are downlights and a wall light above the mirror.

Bedroom 2 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room.
- The height of the kingsize bed from the top of the mattress to the floor is 56cm and the clear space around the bed is 68cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 94cm high and the bedside tables are 59cm high.
- There is a freestanding tall boy with door handles at 75cm high and hanging rail at 132cm high.
- Natural daylight enters through the front window. This has a roller blind (not black-out).
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible heat alarm fitted.

Bedroom 3 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room.
- The height of the kingsize bed from the top of the mattress to the floor is 65cm and the clear space around the bed is 84cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 94cm high and the bedside tables are 75cm high.
- There is a freestanding tall boy with door handles at 75cm high and hanging rail at 132cm high.
- Natural daylight enters through the front dormer window. This has a roller blind (not black-out).
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible heat alarm fitted.

Bedroom 4 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room.
- The height of the twin beds from the top of the mattress to the floor is 60cm. There is no clear space between the beds.
- Non-feather duvets and pillows are provided.
- The dressing table is 80cm high, drawers 100cm high and the bedside tables are 60cm high.
- There are hanging hooks at 138cm high (obstructed by drawers).
- Natural daylight enters through the dormer window. This has a roller blind (not black-out).
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible heat alarm fitted.



First Floor 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 75cm.
- Due to the location within the eaves, the ceiling height is restricted as you enter the room.
- The toilet seat height is 45 cm high and accessible from the front and both sides.
- The wash basin is vanity mounted and 83cm high.
- The bath is 53cm high with an over bath thermostatically controlled shower with a clear glass hinged door.
- There is no 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.
- The floor covering is tiled.
- The floors, walls and furniture are white, contrasting in colours and finishes with the floor.
- Natural daylight enters through the velux window.
- There are ceiling downlights.

Garden

- The French door opening width between the kitchen and garden is 166cm.
- There is one step to the garden from the door which is 25cm high.
- There is a level paved patio area with free standing table (76cm high), chairs (45cm seat height).
- There is level access to a grass lawn area.
- There is a level paved passage to the side of the property (140cm wide) which leads to the rear side parking area through a gate with a 110cm high latch.

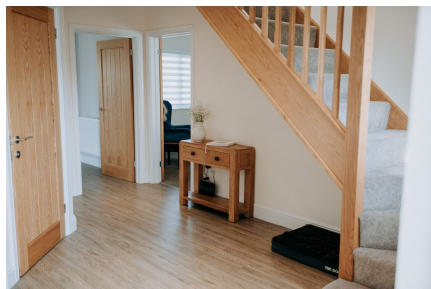
Additional Information

- 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 Porch



Hall



Lounge



Kitchen



Dining Area



Sitting area & Utility Room



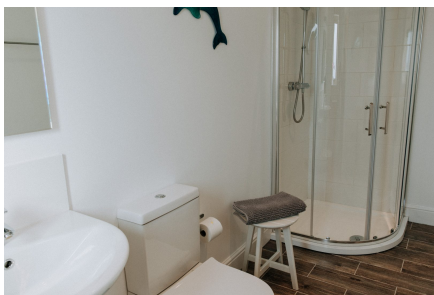
Utility Room



Cloakroom



GF Kingsize Bedroom Access



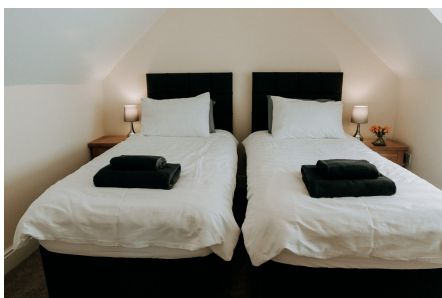
GF Ensuite



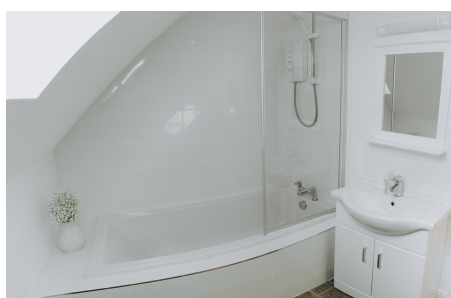
FF Kingsize Bedroom



FF Kingsize Bedroom



FF Twin Bedroom



FF Bathroom



FF Bathroom



Garden Terrace



***Access to Garden from
Kitchen/Diner***



Level Garden Lawn Area