

Entrance to Property & Entrance Hall

- There is a step over the front door threshold which is 12cm high.
- The front door is 84cm wide and hinged on the right side. The keyhole is 105cm 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 with recessed coir mat.
- The hall is 131cm 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 13 steps (19cm high, 25.5cm deep, 80cm wide). The stair winds after the 4th step. There is a handrail on the left side, 89cm high from the stair tread.
- The bedroom landing is 134cm wide with natural light from the roof light and full height window.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the hall and french doors to the garden.
- The doors opening width between the hall and kitchen are 80cm and between the kitchen and garden is 168cm.
- The twin oven is integrated at high level, 165cm from the floor. The door of the oven drops down and the handle is 157cm above the floor. The hob is 97cm from the floor.
- The microwave is integrated at high level, 155cm high.
- The worktop and sink with mixer lever taps are 91cm above the floor. The coffee machine, cordless kettle and toaster sit on the worktop.
- The fridge freezer is integrated, with the highest fridge shelf at 177cm and the lowest freezer drawer at 57cm.
- The dining area is within the kitchen. There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table of 120cm. This is reduced when the table is extended.
- There is a sofa overlooking the dining table.
- Natural daylight enters through the large front windows and rear doors.
- There are ceiling downlights.
- The floor is tiled.
- There is a limited colour contrast between the same tone floor, cupboards and surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located to the right of the sink.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen.
- The door opening width between the kitchen and utility room is 80cm.
- The worktop and sink with mixer lever taps are 94cm above the floor.
- There is an undercounter washing machine and dryer.
- Natural daylight enters through the rear window.
- There is a ceiling light.
- The floor is tiled.



Ground Floor Shower Wet Room

- The shower room is located through the utility room.
- The door opening width between the utility room and shower room is 79cm.
- The toilet seat height is 44 cm high and accessible from the front and left side.
- The wash basin is pedestal mounted and 82cm high.
- There is a thermostatically controlled shower. The controls are 101cm high.
- There is a non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The floors, walls and furniture contrast in colour.
- There is a heated towel rail, 70cm high to the lowest rail and 140cm high to the highest.
- Natural daylight enters through the small opening window.
- There is a ceiling light.

Sitting Room

- The sitting room is situated on the ground floor with level entry from the hall and to the front balcony.
- The single door opening width between the hall and lounge is 79cm and between the sitting room bi-fold doors and balcony is 4530cm.
- The room has two sofas (44cm high) and two armchairs (49cm high) grouped around a dining/ drinks table (68cm high).
- Natural daylight enters through the side window and glazed bi-fold doors.
- There are ceiling downlights and table lamps.
- The floor is tiled with a central floor rug.
- There is good colour contrast between floors, walls and doors.

Lounge

- The lounge leads directly from the sitting room.
- The french door opening width to the garden terrace is 149cm wide.
- The room has one sofa and an armchair with feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the french doors and adjacent window.
- There are ceiling downlights and table lamps.
- There is a log burning stove with fire guard. The door handle is 33cm from the floor.
- There is a wooden floor.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Bedroom 1 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 80cm and the french doors to the balcony is 170cm high.
- The height of the kingsize bed from the top of the mattress to the floor is 62cm and the clear space around the bed is 144cm.
- Non-feather duvets and pillows are provided.
- The bedside drawers are 94cm high.

- There is a freestanding mirror with rear hanging rail at 109cm high.
- There is one sofa with non-feather cushion seating.
- Natural daylight enters through the large gable window and glazed doors to the Juliette balcony.
- There are ceiling downlights and table lamps.
- The floor covering is a short pile carpet.
- The door opening width to the 'Jack & Jill' shower room is 79cm.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- The height of the twin beds from the top of the mattress to the floor is 61cm and the clear space between the beds is 32cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 92cm high and the bedside tables are 56cm high.
- There is a freestanding mirror with rear hanging rail at 109cm high.
- Natural daylight enters through two windows.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.
- The door opening width to the 'Jack & Jill' shower room is 72cm.

Jack & Jill Shower Room

- The shower room has level access from the bedroom 1 & bedroom 2.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is mounted in a vanity unit and is 89cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with fixed glass screen (opening width 59.5cm). The tray height is 5cm.
- There is no non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The floors, walls and furniture contrast in colours.
- There is a heated towel rail, 83cm high to the lowest rail and 152cm high to the highest.
- Natural daylight enters through the roof light.
- There are ceiling downlights.

Bedroom 3 - Ensuite Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 80cm.
- The height of the double bed from the top of the mattress to the floor is 54cm and the clear space around the bed is 100cm.
- Non-feather duvets and pillows are provided.
- The bedside chest of drawers is 77cm high and the bedside table is 55cm high.
- There is a freestanding mirror with rear hanging rail at 99cm high.
- Natural daylight enters through the side window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.
- The door opening width between the bedroom and shower room is 72cm.
- There is restricted ceiling height in the shower.

- The toilet seat height is 43cm high and is only accessible from the front.
- The wash basin is pedestal mounted and is 80.5cm high.
- There is a thermostatically controlled shower with a hinged clear glass screen. The tray height is 10cm high.
- There is no non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The floors, walls and furniture contrast in colours.
- There is a heated towel rail, 66cm high to the lowest rail and 134cm high to the highest.
- Natural daylight enters through the velux light.
- There are ceiling downlights.

Bedroom 4 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 80cm.
- The height of the double bed from the top of the mattress to the floor is 50cm and the clear space around the bed is 78cm.
- Non-feather duvets and pillows are provided.
- The bedside chest of drawers are 92cm high.
- There is a freestanding wardrobe with door handle at 93cm high and hanging rail at 168cm high.
- Natural daylight enters through the large window.
- There are ceiling downlights and table lamps.
- The flooring covering is a short pile carpet.

Family 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 74cm.
- The toilet seat height is 40 cm high and is accessible from the front and left side.
- The wash basin is mounted within a vanity and 87cm high.
- The bath is 53cm high with a hand shower attachment.
- There is a non-slip mat provided for the bath.
- There are cross head 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 contrast in colours.
- There is a heated towel rail, 56cm high to the lowest rail and 90cm high to the highest.
- Natural daylight enters through the velux light.
- There are ceiling downlights.

Garden

- There is a level paved patio area with free standing dining table (75cm high) and 8 seats (46cm seat height).
- There are ten steps with no hand rail, 18cm high up to a grass sloping lawn area.
- There is no balcony or wall protecting guests from the lawn area and the drop to the terrace, 100cm high. Care must be taken, especially in low light levels.



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



Kitchen

Entrance Door



Dining Area

Stair to First Floor



Utility Room



GF Shower Room (walk-in shower)



Lounge



Lounge



***Lounge Dining Area & Bi-fold
Doors to Balcony***



Landing



***Kingsize Bedroom & Doors to
Juliette Balcony***



Kingsize Bedroom



Twin Bedroom



***Bedroom Connecting Door to
Shower Room***



***Ensuite Shower Room
(interconnecting)***



Double Bedroom



Double Bedroom Ensuite



Double Bedroom



Bathroom



Rear Garden Steps

