



The Puffin Burrow Access Statement

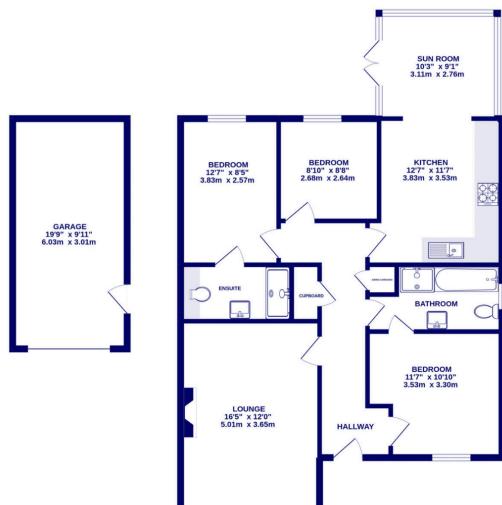
Pre-Arrival

- 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.
- Puffin Burrow is arranged on one level.
- 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 400m 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 at the side of the cottage.
- The parking area is approximately 15 metres from the front door.
- There is an outside light to the front of the cottage, illuminating 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 entrance door, 108cm 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 & Entrance Hall

- There is one step up from the road to the paved path leading to the front door which is 28cm high. This is because the road surface is not yet finished.
- The front door is 90cm wide and hinged on the left side. The keyhole is 95cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- There is a wooden floor inside the entrance with entrance mat.
- The hall is 107cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors and walls.

Lounge

- The lounge has level entry from the hall.
- The door opening width between the hall and lounge is 82cm.
- The room has two sofas with non-feather cushion seating and an upholstered bench seat.
- 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 light, floor lamp and table lamps.
- There is an electric fire with remote control 85cm from the floor.
- There is a wooden floor with fireside rug.
- There is good colour contrast between floors, walls and doors.

Kitchen & Sun Dining Room

- 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 72cm and between the sunroom and garden is 83cm.
- The integrated oven is 117cm and microwave is 148cm from the floor. The door of the oven drops down and the handle is 107cm above the floor. The hob is 93cm from the floor.
- The worktop and sink with mixer lever taps are 90.5cm above the floor. The coffee machine is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is freestanding with the highest shelf at 145cm and the lowest drawer at 35cm.
- The dining area is within the sunroom. There is a dining table with six loose chairs (47cm seat height) and a clear space around the table of 73cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the glazed sunroom.
- There is under wall unit lighting, 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 blanket located next to the oven.

Bathroom

- The bathroom has a level access from the hallway.
- The door opening width between the landing and bathroom is 82cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall mounted and 79cm high.
- The bath is 52cm high.

- There is a separate thermostatically controlled shower in a clear glass cubicle with hinged doors. The tray is 7cm high.
- There is a non-slip mat provided for the shower and 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 heated towel rail, 51cm high to the lowest rail and 138cm high to the highest.
- The floor covering is tiled.
- The floors, walls and furniture are similar in tone with limited contrast.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Bedroom 1 - Double Bedroom & Ensuite

- The door opening width between the bedroom and hall is 82cm.
- The height of the double size bed from the top of the mattress to the floor is 60cm and the clear space around the bed is 50cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 63.5cm high.
- There is a freestanding wardrobe with zipped opening and hanging rail at 125cm high.
- Natural daylight enters through the large window.
- There is a ceiling light and table lamps.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a wooden floor with bedside rug.
- The door opening width between the bedroom and en-suite shower room is 67cm.
- The toilet seat height is 45.5 cm high and is only accessible from the front.
- The wash basin is pedestal wall mounted and 79cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 7cm high.
- There is a 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.
- There is no colour variation between floors and walls.
- There is a heated towel rail, 49cm high to the lowest rail and 137cm high to the highest.
- There is no natural light.
- There are ceiling downlights.

Bedroom 2 - Kingsize Bed / Zip & Link Twin Bedroom

- The door opening width between the bedroom and hallway is 83cm.
- The height of the beds from the top of the mattress to the floor is 73cm and the clear space around the bed is 89cm.
- The beds can be split to provide twin beds if required.
- The chest of drawers is 92cm high and the bedside tables are 64cm high.
- There is a freestanding wardrobe with zipped opening and hanging rail at 125cm high.
- Natural daylight enters through the large window.
- There is a ceiling light and table lamps.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a wooden floor and bedside rug.
- There is a connecting door into the bathroom. The door opening is 65cm wide.



Bedroom 3 - Single Bedroom

- The door opening width between the bedroom and hall is 82.5cm.
- The height of the single bed from the top of the mattress to the floor is 56cm and the clear space next to the bed is 162cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 59cm high.
- There is a freestanding wardrobe with a zipped opening and hanging rail at 125cm high.
- Natural daylight enters through the large window.
- There is a ceiling light and table lamp.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a wooden floor.

Garden

- The double door opening width between the sun room and garden is 135cm.
- There is one step to the garden from the door which is 22cm high. There is a portable 'half-step' stored in the garage to reduce the step height if required.
- There is a level paved patio area with free standing table (70cm high), six chairs (48cm seat height).
- There is level access to an enclosed grass lawn area.
- There is a level paved passage to the side of the property (80cm wide) which leads to the driveway through a gate, 67cm wide.

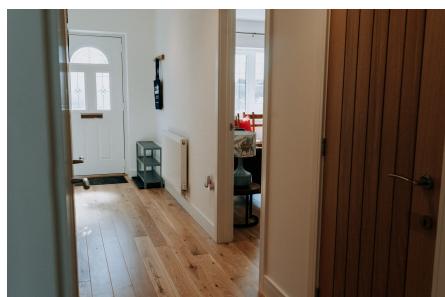
Additional Information

- 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>

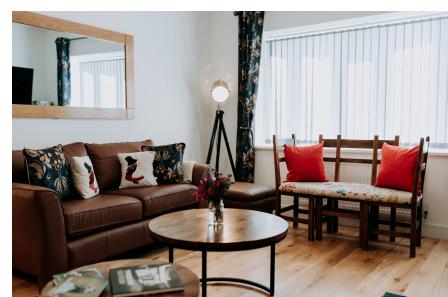
Property Photographs



Parking & Entrance



Hallway



Lounge





Lounge



Lounge Fire



Kitchen



Kitchen & Sun Room



Family Bathroom



Double Bedroom



Bedroom & Ensuite



Ensuite Shower Room



Garden & Patio Terrace

