



## The Studio Access Statement

### Pre-Arrival

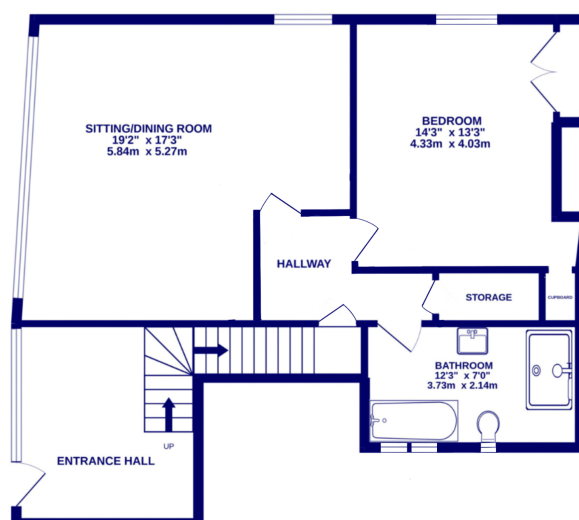
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- The Studio is arranged over two floors with entrance hall on ground floor.
- You can view the floor plans of the property in this statement 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 Solva.
- The nearest bus stop is in Solva High St, approximately 200 m from the cottage. More information on bus times can be found at <https://bustimes.org/localities/solva>
- 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 one car on the sloping hard surface area in front of the property.
- The parking area is approximately 10 metres from the front door which is accessed up six steps, 20cm high, 46cm deep and 167cm wide. There is no handrail.
- There is outside lighting to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 4pm on your day of arrival. Departure time is 10am.
- The key to the property is kept in a key safe adjacent to the entrance door, 127cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- Wi-Fi is provided.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

### Floor Plan

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



## ***Entrance to Property & Entrance Hall***

- There is one step to the front door which is 5.5cm high.
- The front door is 80cm wide and hinged on the right side. The keyhole is 105cm high.
- The floor covering inside the entrance is tiled.
- Access to the stair is 105cm wide at its narrowest point as you pass a vintage desk and chair.
- There is good colour contrast between floors, walls and doors.
- There is emergency lighting in the entrance hall.

## ***Stairs & Landing***

- Natural daylight floods the stair and there are low level wall lights illuminating the stair treads.
- There are 12 steps (21cm high, 25cm deep, 80cm wide) with a handrail on the left side, 98cm high from the stair tread. The stair winds after 4 steps and then again for the final 3 steps.
- The door opening width into the landing is 82cm wide.
- The landing is 191cm wide.
- The stair tread covering is a flat weave carpet and the landing has a short pile carpet with floor rug.
- Audible smoke alarm fitted.
- There is emergency lighting above the landing.

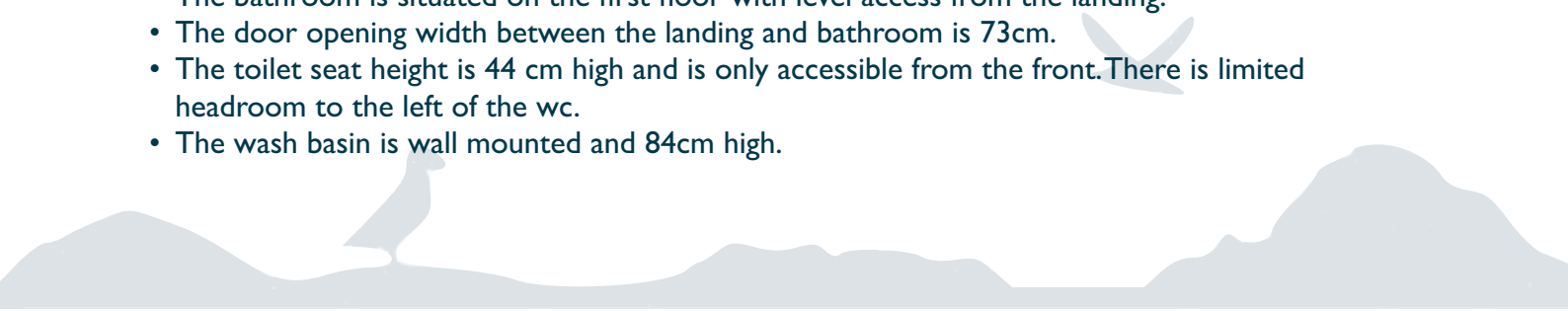
## ***First Floor Lounge & Dining***

- The lounge is situated on the first floor with level entry from the hall.
- The door opening width between the hall and lounge is 72.5cm.
- 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.
- There is a dining table with two loose chairs (47cm seat height) and a clear space around the table of 140cm.
- Natural daylight enters through the side window and large glazed sliding doors to the balcony.
- There are floor lamps and table lamps.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.

## ***Butler Pantry***

- The butler pantry is situated in the lounge and dining area.
- Door handles to open the pantry are 137cm high.
- The worktop and sink with mixer lever taps are 93cm above the floor.
- There is a worktop induction hob, 93cm high.
- The microwave is integrated on a higher shelf with controls at 168cm high.
- There is a cordless kettle and a toaster located on an adjacent table.
- The fridge is undercounter with the ice box at 74cm and the lowest drawer at 26cm.

## ***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 73cm.
  - The toilet seat height is 44 cm high and is only accessible from the front. There is limited headroom to the left of the wc.
  - The wash basin is wall mounted and 84cm high.
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- The bath is 56cm high.
- There is a separate thermostatically controlled shower in a clear glass cubicle with hinged door. The tray is 6cm high.
- The cubicle head height is restricted.
- There is no non-slip mat provided for either the shower or bath.
- There are lever taps on both wash basin and bath.
- There are grab rails in the bath.
- There is a vinyl wood effect floor covering.
- The floors, walls and furniture contrast in colours and finishes.
- There is a heated towel rail, 70cm high to the lowest rail and 192cm high to the highest.
- Natural daylight enters through the three opening casement windows.
- There are ceiling downlights and a strip LED light in the shower cubicle.

### ***First Floor Kingsize Bedroom***

- The door opening width between the bedroom and landing is 72cm.
- 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 35cm.
- Non-allergenic bedding (pillows and duvet) are provided upon request.
- The bedside tables are 56cm high.
- There is a built in wardrobe with door handles at 109cm high and hanging rail at 190cm high.
- Natural daylight enters through the large window.
- There are ceiling pendant lights above the bedside tables and centrally positioned.
- The floor covering is a short pile carpet.
- There is emergency lighting.

### ***First Floor Balcony***

- The sliding door opening width between the sitting room and balcony is 113cm.
- There is a level access from the sitting room to the balcony.
- The balcony is 156cm deep with clear glass balustrade 113cm high.
- There is a decked wood effect floor.
- There are two chairs, seat height 45cm, with low level table.
- There is a back to back seat bench, seat height 43cm.

### ***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. This includes all types of vaping.
- The use of candles is not permitted anywhere in the Studio.
- 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 Door***



***Balcony***



***Entrance & Stairs***



***Entrance & Stairs***



***Landing & Hall***



***Dining Area***



***Butler Pantry***



***Lounge***



***Sliding Doors to Balcony***



***Hall***



***Bedroom Circulation***



***Bedroom***



***Shower Enclosure***



***Bathroom***



***Balcony***