



The Villa St Davids Access Statement

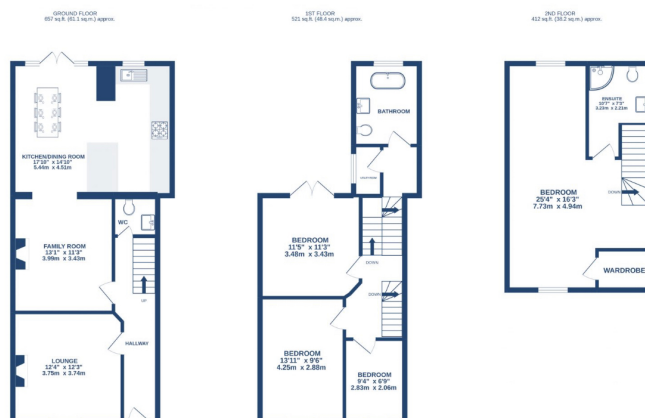
Pre-Arrival

- 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 Villa is arranged over three 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 200m 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, Main Rear Entrance & Communications

- There is parking for 1 car to the rear of the property (5.7m x 2.5m) which may obstruct the entrance gate, dependant on the size of car. There is further parking on the residential road to the rear.
- The level parking area is approximately 2 meters from a tall gate (79cm wide) and 10 metres from the rear entrance door. Be aware, there is a step immediately as you open the gate, 19cm high. Access is down 7 steps to the kitchen doors, 20cm high, 30cm deep, 203cm wide, with no handrail.
- There is outside light to the rear of the cottage, illuminating the car park area and the rear 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 on the left as you enter the gate into the garden terrace adjacent to the entrance door, 146cm 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



Front Street Entrance to Property & Entrance Hall

- A front gate (96cm wide) leads directly off the road to the entrance door. There is no pavement.
- There is one step to the front door which is 18cm high, 55cm deep and 98cm wide.
- The front door is 81cm wide and hinged on the right side. The keyhole is 94cm high.
- The floor covering inside the entrance is slate tiled, with large joints between tiles.
- The hall is 121cm with a bench seat reducing the width to 82cm as you enter the lounge.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated, with restricted ceiling heights in places.
- There are 11 steps to the first floor (18cm high, 25cm deep, 72cm wide) with a handrail on the left side, 73cm high from the stair tread. After the first 8 steps, the stair winds for 7 steps to the first floor landing, and 6 steps to the bathroom and utility room landing. There is a further stair of 13 steps (19cm high, 25cm deep, 65cm wide) leading to the second floor bedroom.
- The first floor landing is 68cm wide.
- The wooden stair treads are all painted.
- 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 83cm.
- The room has one leather sofa and armchair with non-feather cushion seating.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light and floor lamp. Light levels are low in this dark coloured room.
- There is a wooden floor.
- Wall, floor and furniture finishes are very dark with little colour contrast
- Audible smoke alarm fitted.

Cloakroom

- The cloakroom is situated on the ground floor with single step access (10cm high) from the hall and restricted ceiling height. Take care on the step as there is no contrast in floor finish.
- The door opening width between the hall and cloakroom is narrow at 56cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is vanity mounted and 88cm high.
- There is a wall light and natural daylight.

Family Room

- The family room is situated on the ground floor with level entry from the lounge.
- The door opening width between the hall and family room is 83cm.
- The room has one sofa and an armchair with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a wood burning stove with the handle at 47cm high.
- Natural daylight floods through from the kitchen.
- There is a ceiling pendant light and floor lamps.
- There is a wooden effect vinyl floor.
- There is good colour contrast between floors, walls and doors.



Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the family room and door to the garden.
- The opening width between the family room and kitchen is 188cm and between the kitchen doors and the steps to the garden terrace is 139cm.
- The range oven is 84cm from the floor. The door of the oven drops down and the handle is 75cm 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, with a cordless kettle and toaster.
- The fridge freezer is integrated with the highest shelf at 168cm and the lowest 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 96cm.
- There is a kitchen bar (91cm high) with two stools (seat height 52cm).
- Natural daylight enters through the rear window, glazed doors and two roof lanterns.
- There are wall lights and ceiling downlights.
- There is a wooden vinyl floor.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located next to the fridge freezer.

Bedroom 1 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 83cm and to the terrace is 89cm.
- The terrace door is up two steps (16.5cm high, 22cm deep, 100cm wide) to the raised paved terrace.
- The height of the double bed from the top of the mattress to the floor is 62cm and the clear space around the bed is 61cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 80cm high and the bedside table is 62cm high and 34cm high.
- There is a freestanding wardrobe with door handle at 116cm high and hanging rail at 148cm high.
- Natural daylight enters through the large glazed door.
- There is a ceiling light and table lamps.
- There is a wooden floor.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 84cm.
- The height of the twin beds from the top of the mattress to the floor is 70cm and the clear space between beds is 73cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 77cm high and the bedside table is 70cm high.
- There is a freestanding wardrobe with door handles at 91cm high and hanging rail at 146cm high.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light and table lamp.
- There is a wooden floor.



Bedroom 3 - Single Bedroom - Second Floor

- The door opening width between the bedroom and landing is 83cm.
- The height of the single bed from the top of the mattress to the floor is 67cm and the clear space next to the beds is 56cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 82cm high.
- There is a hook on the rear of the door to hang clothes at 171cm high.
- Natural daylight enters through the large front window.
- There is a ceiling pendant light and table lamp.
- There is a wooden 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 72cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 82cm high.
- The free standing bath is 57cm high with an over bath thermostatically controlled shower and shower curtain.
- There is no 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 either the bath or shower.
- There is a painted wooden floor.
- The walls and furniture are light in tone, contrasting with the floor colour.
- There is no heated towel rail.
- Natural daylight enters through the large rear window.
- There is a mirror light and downlights.

Utility Room

- The utility room is located next to the bathroom and has level access from the landing.
- The sliding door opening width between the landing and utility room is 78cm.
- The worktop is 91cm above the floor. The washing machine and dryer are located under the work top.

Bedroom 4 - Super King Bedroom with Ensuite - Second Floor

- The stair opens directly into the bedroom (there is a curtain for privacy spanning the opening).
- Head height is restricted at the top of the stairs due to the room located within the eaves.
- The height of the super kingsize bed from the top of the mattress to the floor is 65cm and the clear space next to the beds is 35cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 77cm high and the bedside shelves are 70cm high.
- There is a built-in wardrobe with door handle at 101cm high and hanging rail at 176cm high.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front and rear windows.



- There are ceiling lights and table lamps.
- There is a dark wooden floor with bedside rug.
- The door opening width between the bedroom and shower room is 74cm.
- The toilet seat height is 44 cm high and accessible from the front and right side.
- The wash basin is wall mounted and 84cm high.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The tray 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.
- There is a tiled floor.
- The floors, walls and fixtures are contrasting in colours and finishes.
- There is a heated towel rail, 48cm high to the lowest rail and 90cm high to the highest.
- There is a ceiling light.
- There is no natural daylight.

Garden

- The door opening width between the kitchen and garden is 139cm.
- There are 7 steps to the garden terrace, 20cm high, 30cm deep, 203cm wide with no handrail. There are glass screens either side of the steps.
- There is a level paved patio area with free standing table (79cm high) and three bench seats (44cm seat height).
- There are a further 8 open tread steps up to the raised bedroom terrace with free standing low table (40cm high), two chairs (46cm seat height).

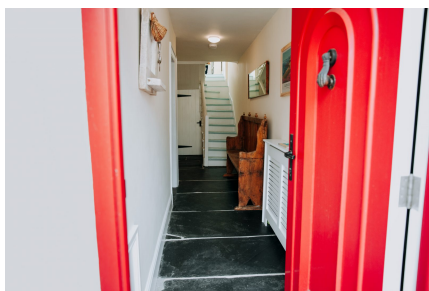
Additional Information

- 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>

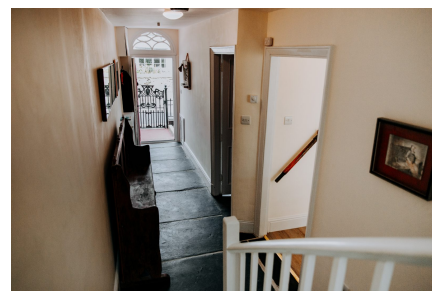
Property Photographs



Front Street Entrance



Entrance



Hallway



Parking Area



Rear Terrace Garden



Kitchen (door to terrace)



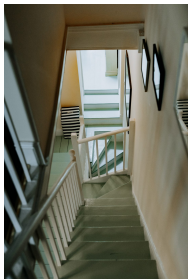
Lounge



GF Cloakroom



Family Room



Stair to 2nd Floor



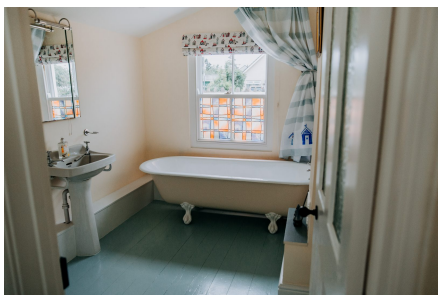
Double Bedroom



Twin Bedroom



Single Bedroom



FF Bathroom



2nd Floor Bedroom



2nd Floor Bedroom Ensuite

