



Treowen Access Statement

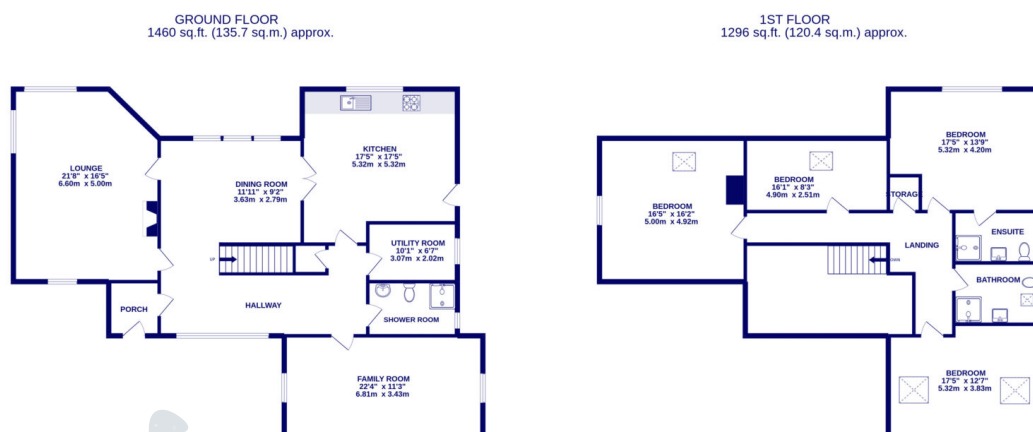
Pre-Arrival

- 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.
- Treowen 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 500m 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 3-4 cars on the long drive. This is accessed through a gated entrance from the road.
- The parking area is approximately 10 metres from the front door, accessed on a level area with a single step up to the entrance door, 20cm high.
- 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 to the left side of the entrance door, 155cm 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 to the front door which is 20cm high, 43cm deep and 91cm wide.
- The front door opening is 69cm wide and hinged on the left side. The keyhole is 97cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall in the entrance.
- The floor covering inside the entrance is a coir mat.
- The hall is 108cm wide at the narrowest point.
- There is good colour contrast between floors and walls.

Stairs & Landing

- The stairs and landings are well illuminated with good ceiling heights and space at the base.
- There are 14 steps (18cm high, 28cm deep, 86cm wide) with a handrail on the right side, 92cm high from the stair tread.
- The wooden stairs are exposed with no floor covering. Care must be taken when ascending, as there is no variation in finish and tone between treads, especially the first tread and the hallway floor. The landing floor covering is a short pile carpet.
- The landing is 104cm wide at the narrowest point.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the hall and dining area.
- The door opening width between the hall and lounge and dining area is 74.5cm.
- The room has an L-shaped sofa and an armchair and footstool with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the two large garden windows and smaller front window.
- There are wall lights.
- There is a log burning stove. The door handle is 30cm from the floor.
- There is a wooden floor.
- There is good colour contrast between the floor and the walls and doors.
- Audible smoke alarm fitted.

Family Room

- The family room is situated on the ground floor with access from the hall over a 2cm high threshold.
- The door opening width between the hall and lounge is 73cm.
- The room has an 'L' shaped sofa with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the two end windows.
- There are ceiling pendant lights and a table lamp.
- The floor covering is a short pile carpet.
- There is good colour contrast between the floor and the walls and doors.
- Audible smoke alarm fitted.

Dining Area

- The dining area is situated on the ground floor with level entry from the hall.
- The hall opens onto the dining room and the double door opening width between the kitchen and dining room is 115cm.



- There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table of 89cm at the narrowest point.
- Natural daylight enters through the large rear sliding glazed doors.
- There are ceiling pendant lights over the table.
- There is a wooden floor.
- There is good colour contrast between the floor and the walls and doors.
- Audible smoke alarm fitted.

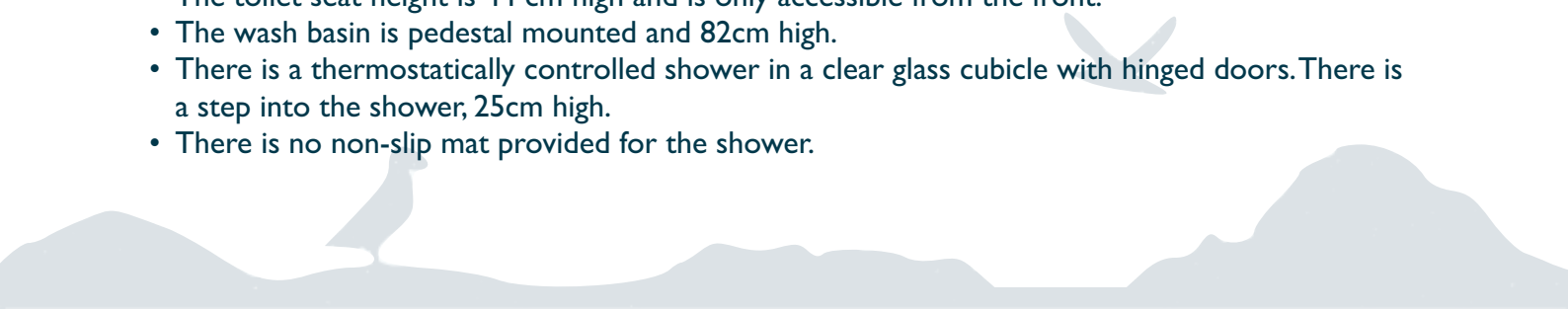
Kitchen

- The kitchen is situated on the ground floor with access from the hall over a 1cm high threshold. The door to the garden has a 6cm threshold.
- The door opening width between the hall and kitchen is 72cm and between the kitchen and garden is 68cm.
- The range oven is 84cm from the floor. The door of the oven drops down and the handle is 56cm above the floor. The hob is 93cm from the floor.
- The worktop and sink with mixer lever taps are 93cm above the floor. The cordless kettle and toaster are on the worktop.
- There is a freestanding fridge with the highest shelf at 126cm and the lowest drawer at 35cm.
- There is an additional dining table with two bench seats (44cm seat height) and a clear space around the table of 92cm.
- Glasses can be moved from the wall shelves if required. Please request this when booking.
- Natural daylight enters through the large garden windows.
- There are ceiling downlights.
- The floor is tiled.
- There is limited colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located under the cutting block.

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 72cm.
- The worktop and sink with mixer lever taps are 93cm above the floor.
- The washing machine and tumble dryer are free standing.
- There is a freestanding freezer with the highest drawer at 107cm and the lowest drawer at 54cm and a microwave on the work surface.
- Natural daylight enters through the small side window.
- There is a ceiling pendant light.
- The floor is tiled.
- Audible heat alarm fitted.

Shower Room

- The shower room is situated on the ground floor with access from the hall over a 2cm high threshold.
 - The door opening width between the hall and shower room is 74cm.
 - The toilet seat height is 44 cm high and is only accessible from the front.
 - The wash basin is pedestal mounted and 82cm high.
 - There is a thermostatically controlled shower in a clear glass cubicle with hinged doors. There is a step into the shower, 25cm high.
 - There is no non-slip mat provided for the shower.
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- There is a lever mono-tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The furniture is all white, contrasting in colour and finishes with the floor and walls.
- There is a heated towel rail, 41cm high to the lowest rail and 93cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Basement Games Room

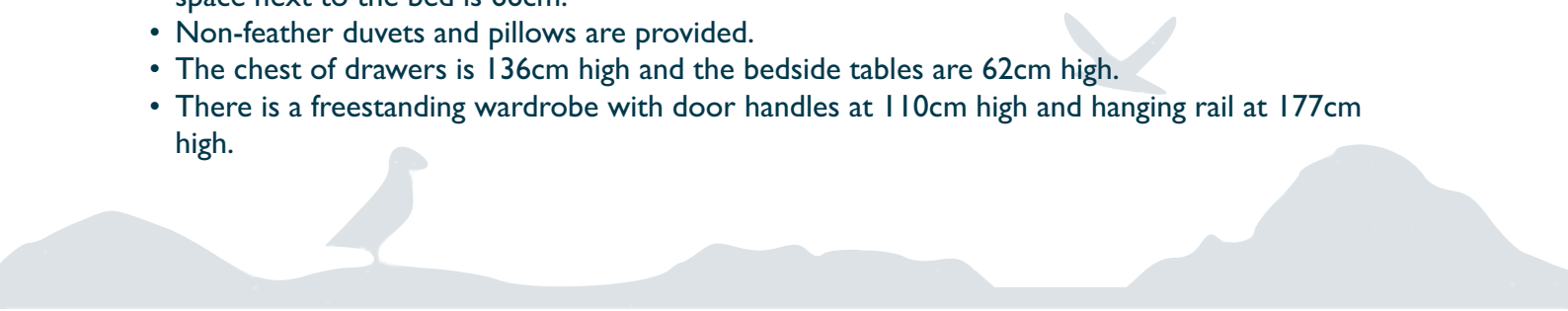
- The door opening width between the hall and stairs to the basement is 72cm.
- There are 11 steps (18cm high, 28cm deep, 86cm wide) with a handrail leading to a games room.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 74.5cm.
- Due to the location in the eaves, there is restricted head height over either side of the room.
- The height of the king size bed from the top of the mattress to the floor is 56cm and the clear space next to the bed is 130cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 76cm high and the bedside tables are 60cm high.
- There is a freestanding wardrobe with door handles at 114cm high and hanging rail at 177cm high.
- Natural daylight enters through the garden window.
- There are bedside lights and ceiling pendant light.
- The flooring covering is a short pile carpet.
- Audible heat alarm fitted.
- The door opening width between the landing and shower room is 72cm.
- Due to the location in the eaves, there is restricted head height over the wc.
- The toilet seat height is 42 cm high and is only accessible from the front.
- The wash basin is wall vanity mounted and 81cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. There is a step into the shower, 8cm high.
- There is no non-slip mat provided for the shower.
- There is a lever mono-tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The furniture is all white, contrasting in colour and finishes with the floor and walls.
- There is a heated towel rail, 41cm high to the lowest rail and 93cm high to the highest.
- Natural daylight enters through the velux window (this has a black-out blind).
- There are ceiling downlights.

Bedroom 2 - King Size Bedroom - First Floor

- The door opening width between the bedroom and landing is 74.5cm.
- Due to the location in the eaves, there is restricted head height over either side of the room.
- The height of the king size bed from the top of the mattress to the floor is 53cm and the clear space next to the bed is 66cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 136cm high and the bedside tables are 62cm high.
- There is a freestanding wardrobe with door handles at 110cm high and hanging rail at 177cm high.



- Natural daylight enters through the side window and two velux windows (this has a black-out blind).
- There are bedside lights and ceiling pendant light.
- The flooring covering is a short pile carpet.
- Audible heat alarm fitted.

Bedroom 3 - Family Bedroom - King Size Bed + Twin Beds - First Floor

- The door opening width between the bedroom and landing is 75cm.
- Due to the location in the eaves, there is restricted head height around the perimeter of the room.
- The height of the twin beds from the top of the mattress to the floor is 53cm and the clear space the beds is 54cm.
- The height of the king size bed from the top of the mattress to the floor is 54cm and there is clear space around the bed.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 99cm high and the bedside tables are 61cm high.
- There is a freestanding wardrobe with door handles at 113cm high and hanging rail at 176cm high.
- Natural daylight enters through the side window and velux (this has a black-out blind).
- There are bedside lights and pendant lights.
- The flooring covering is a short pile carpet.
- Audible heat alarm fitted.

Bedroom 4 - Double Bed - First Floor

- The door opening width between the bedroom and landing is 74.5cm.
- Due to the location in the eaves, there is restricted head height over one side of the room.
- The height of the double bed from the top of the mattress to the floor is 57cm and the clear space next to the bed is 54cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 105cm high and the bedside tables are 77cm high.
- There is a freestanding hanging rail at 150cm high.
- Natural daylight enters through the velux window (this has a black-out blind).
- There are bedside lights and ceiling pendant light.
- The flooring covering is a short pile carpet.
- Audible heat alarm fitted.

Shower Room

- The shower room is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 72cm.
- Due to the location in the eaves, there is restricted head height over the wc.
- The toilet seat height is 41 cm high and is only accessible from the front.
- The wash basin is wall vanity mounted and 81 cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. There is a step into the shower, 8.5cm high.
- There is no non-slip mat provided for the shower.
- There is a lever mono-tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The furniture is all white, contrasting in colour and finishes with the floor and walls.



- There is a heated towel rail, 41cm high to the lowest rail and 93cm high to the highest.
- Natural daylight enters through the velux window (this has a black-out blind).
- There are ceiling downlights.

Garden

- There are bi-fold doors from the dining area to a decked dining area. The threshold is 15cm high.
- The decked area has a free standing table (71cm high), chairs (43cm seat height).
- There are four steps down to a sloping grass lawn area and six steps down to a large curved seating area. This can also be accessed from the drive and across the lawn to the side of the house.
- There are five steep steps down from a small decked area outside the kitchen door to a level paved passage to the side of the property (102cm wide) which leads to the front parking area.

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



Drive Parking Area



Hall & Stair



Lounge



Lounge



Dining Area



Dining Area



Kitchen



Utility Room



Family Room



Shower Rom



Basement Games Room



Landing



King Size Ensuite Bedroom



King Size Ensuite Bedroom



Ensuite Shower Room



King Size Bedroom



Double Bedroom



Family Bedroom



Decked Area



Steps from Decked Area



Garden