



Ty Banc Access Statement

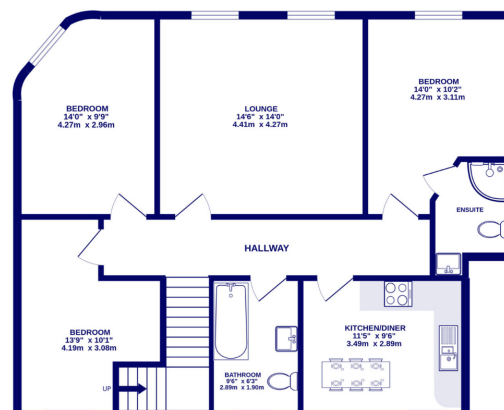
Pre-Arrival

- 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.
- Ty Banc is located on the first floor of the property, arranged over 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 10m 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

- You can off-load close to the front of the apartment using the designated street parking spaces on New Street. These have a time limit of 1 hour and can be busy through the day.
- The parking area is approximately 500 metres from the apartment at Oriel Y Parc car park at the top of the High St, accessed on a public pavement.
- There is an outside light to the front of the apartment, 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, 151cm 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 a tall gate with latch (77cm high), leading to the entrance porch.
- There is level access to the front door over a wooden decked flooring. This may become slippery in wet conditions.
- The front door is 81cm wide and hinged on the left side. The keyhole is 92cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall.
- The floor covering inside the entrance is carpeted with a floor mat.
- The hall is 91cm wide and clear of furniture and obstacles.
- There is limited colour contrast between floors, walls and doors.

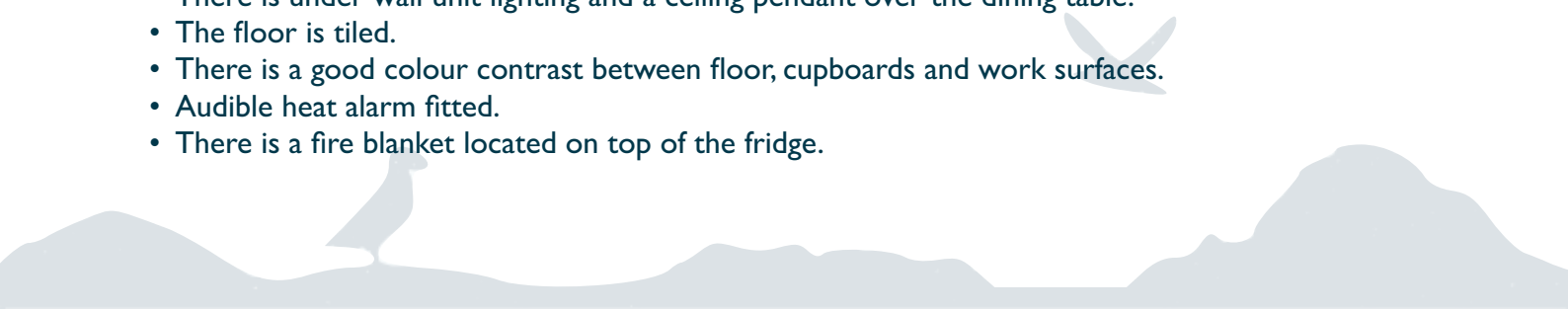
Stairs & Landing

- The stairs and half landing have no natural light and are illuminated with a pendant light.
- There are 9 steps to a half landing and a further 7 steps to the main landing (17.5cm high, 26cm deep, 85cm wide) with a handrail on the left side, 90cm high from the stair tread.
- The landing is 101cm wide.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Lounge

- The lounge has level access from the hallway.
- The door opening width between the hallway and lounge is 79cm.
- The room has two sofas and an armchair 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 sash windows.
- There is a ceiling pendant light, floor lamp and table lamps.
- There is a log burning stove. The door handle is 34cm from the floor.
- The floor is carpeted.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is one step down, 16cm high from the hall.
 - The door opening width between the hall and kitchen is 75cm.
 - The oven is 84cm from the floor. The door of the oven drops down and the handle is 74cm above the floor. The hob is 92cm from the floor.
 - The worktop and sink with mixer lever taps are 92cm above the floor. The cordless kettle and toaster are on the worktop.
 - The fridge freezer is freestanding with the highest fridge shelf at 151cm and the lowest freezer drawer at 33cm.
 - The dining area is within the kitchen. There is a dining table with six loose chairs (45cm seat height) and a clear space around the table of 105cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the sash window.
 - There is under wall unit lighting and a ceiling pendant over the dining table.
 - The floor is tiled.
 - There is a good colour contrast between floor, cupboards and work surfaces.
 - Audible heat alarm fitted.
 - There is a fire blanket located on top of the fridge.
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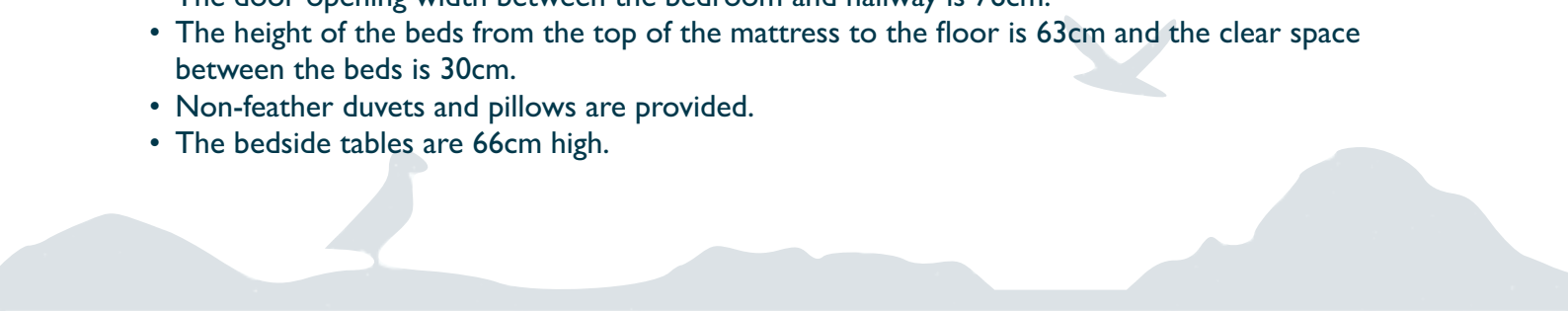
Bathroom

- The bathroom has level access from the hallway.
- The door opening width between the hallway and bathroom is 75cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is mounted within a vanity unit, 89cm high.
- The bath is 52cm high with an over bath thermostatically controlled shower and clear glass screen.
- There is no non-slip mat provided for the bath.
- There are lever 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 and walls contrast with the vanity unit and white fixtures.
- There is a heated towel rail, 64cm high to the lowest rail and 164cm high to the highest.
- Natural daylight enters through the sash window.
- There are ceiling downlights.

Bedroom 1 - Kingsize Ensuite Bedroom

- The door opening width between the bedroom and hallway is 75cm.
- The height of the kingsize bed from the top of the mattress to the floor is 64cm and the clear space around the bed is 49cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 64cm high.
- There is a freestanding wardrobe with door handles at 119cm high and hanging rail at 164cm high.
- Natural daylight enters through the sash window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.
- The door opening width between the bedroom and ensuite is 65cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is mounted within a vanity, 87cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 24cm high.
- There is no 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 vinyl.
- The floors and walls contrast with the vanity unit and white fixtures.
- There is a heated towel rail, 59cm high to the lowest rail and 89cm high to the highest.
- Natural daylight enters through a small window.
- There are ceiling downlights.

Bedroom 2 - Twin Bedroom/Kingsize Option - First Floor

- The door opening width between the bedroom and hallway is 76cm.
 - The height of the beds from the top of the mattress to the floor is 63cm and the clear space between the beds is 30cm.
 - Non-feather duvets and pillows are provided.
 - The bedside tables are 66cm high.
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- There is a freestanding wardrobe with door handles at 115cm high and hanging rail at 183cm high.
- Natural daylight enters through two sash windows.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bedroom 3 - Small Double Bedroom

- The door opening width between the bedroom and landing is 76cm.
- The height of the bed from the top of the mattress to the floor is 65cm and the clear space around the bed is 60cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 78cm high.
- There is a freestanding wardrobe with full length door handles and hanging rail at 160cm high.
- Natural daylight enters through the sash window.
- There are ceiling spotlights and table lamps.
- The floor covering is a short pile carpet.

Terrace

- There is a small shaded paved patio area adjacent to the entrance door, with free standing table (70cm high) and two chairs (45cm 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



Street Entrance



Entrance Door



Entrance Stairs



Lounge



Kitchen & Dining Area



Kingsize Bedroom & Ensuite



Bathroom