



Ty Beudy 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 Beudy is arranged on one level.
- You can view the floor plans of the property in this statement or 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 1.5 miles 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 in front of the cottage. Parking is available for your car on the gravel area in front of the big barn.
- The parking area is approximately 15 metres from the front door and is sloping and uneven in places.
- There is an outside light to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property will be provided by the owner on arrival.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around Rhodiad. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There are two steps to the front door which is 19cm high and 107cm wide.
- The front door is 81cm wide and hinged on the left side. The keyhole is 137cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The entrance door leads directly to the open plan kitchen and lounge and is clear of obstacles.
- The floor covering inside the entrance is tiled.
- There is good colour contrast between floors, walls and doors.

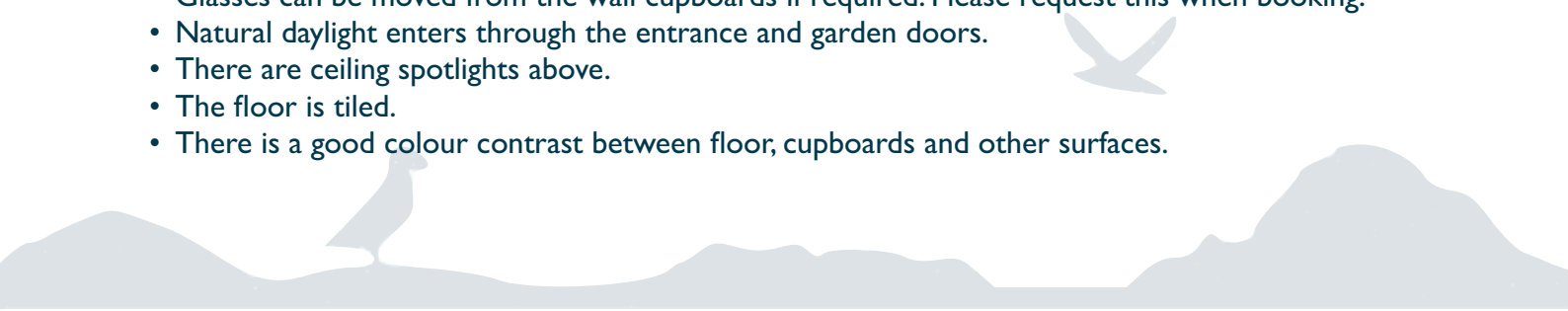
Lounge & Dining Area

- The lounge is situated to the right of the entrance, with level entry from the entrance door and kitchen area.
- The opening width between the kitchen units and the entry is 103cm.
- The room has a sofa and armchair with non-feather cushion seating. There is a clear glass top coffee table in the centre of the room.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the small side windows and velux roof lights.
- There are wall lights, a ceiling pendant light, and table lamps.
- 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 floors, walls and doors.
- Audible smoke alarm fitted.

Dining Area

- The dining area is situated in the lounge with level entry to the adjoining kitchen.
- The opening width between the dining area and the kitchen is 74cm.
- There is a dining table with two loose chairs (45cm seat height) and a clear space around the table of 112cm.
- Natural daylight enters through the small side windows and velux roof lights.
- There is a ceiling pendant light over the dining table.
- There is a wooden floor.
- There is good colour contrast between floors, walls and doors.

Kitchen

- The kitchen is situated directly in front of the entrance door with level access from the lounge and dining area.
 - The kitchen comprises of two runs of units, 105 cm width between them. The rear door leading to the garden is at the end of the units.
 - The opening width between the kitchen and garden door is 82cm.
 - The oven is 85cm from the floor. The door of the oven drops down and the handle is 72cm above the floor. The hob is 91.5cm from the floor.
 - The worktop and sink with mixer lever taps are 91.5cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
 - The fridge is undercounter with the ice box at 62cm high and the lowest drawer at 27cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the entrance and garden doors.
 - There are ceiling spotlights above.
 - The floor is tiled.
 - There is a good colour contrast between floor, cupboards and other surfaces.
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- There is a wall mounted fire blanket as you enter.

Bedroom 1 - Double Bedroom

- The door opening width between the lounge and bedroom is 72cm. There is a slight ramp between levels.
- The height of the double bed from the top of the mattress to the floor is 51cm and the clear space around the bed is 137cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 70cm high and the bedside tables are 60cm high.
- There is a freestanding wardrobe with door handle at 96cm high and hanging rail at 145cm high.
- Natural daylight enters through windows on both sides of the room.
- There are ceiling downlights and table lamps.
- There is a wooden floor with central floor rug.

Shower Room

- The shower room is situated off the bedroom with level access.
- The door opening width between the bedroom and shower room is 71cm.
- The toilet seat height is 52 cm high and is only accessible from the front.
- The wash basin is wall mounted and 89cm high with a boxed in unit below.
- There is a walk-in thermostatically controlled shower.
- 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 is tiled.
- The floor contrasts in colour with the fittings and finishes.
- Natural daylight enters through the small side window.
- There are ceiling downlights.

Garden

- The door opening width between the kitchen and enclosed garden is 80cm.
- There is one step up to the garden from the door, 17cm high.
- There is a small concrete patio area with free standing table (75cm high), and chairs (44cm seat height).
- There is level access to a grass lawn area.
- There is a level path to a rear exit gate, 89cm 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



Entrance Door



Rear Garden



Kitchen (door to garden)



Lounge (door to bedroom)



Bedroom (double bed)



Shower Room

