



Ty Ganol Access Statement

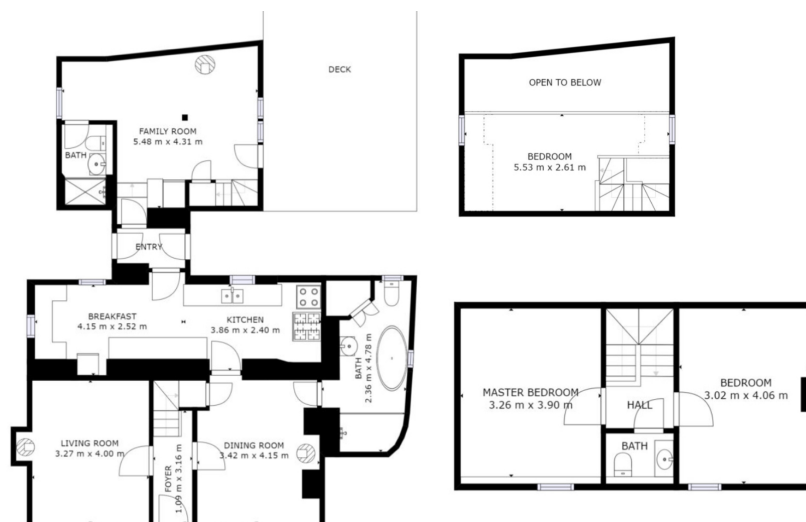
Pre-Arrival

- 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 Ganol 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 2 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

- Access to the property is on an uneven surface lane, from the main road.
- The parking area is approximately 18 metres from the front door and slopes slightly down, on an uneven surface, to a level paved area leading to the central entrance hall.
- There is an outside light to the central hall entrance, 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 is kept in a key safe adjacent to the entrance hall door, 134cm 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 Rhodiad and around St Davids. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Central Entrance Hall

- The central hall front door is 62cm wide and hinged on the right side. The keyhole is 99cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is tiled with an entrance mat.
- The hall is 83cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors and walls.
- The front entrance door to the property is not used as the main entrance.

Front Hall, Stairs & Landing

- The hall is 108cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.
- The stairs and landings have good ceiling heights but there is no natural light and low light levels.
- The stairs to the first floor are not suitable for those with mobility or balance difficulties.
- There are 11 steps up to the front first floor bedrooms (19.5cm high, 27cm deep, 75cm wide) with only a handrail on the last four steps on the right side, 68cm high from the stair tread. The stair has a winding turn after the first four steps.
- The first floor landing is 97cm wide.
- The floor covering is a flat weave carpet.
- Audible smoke alarm fitted.

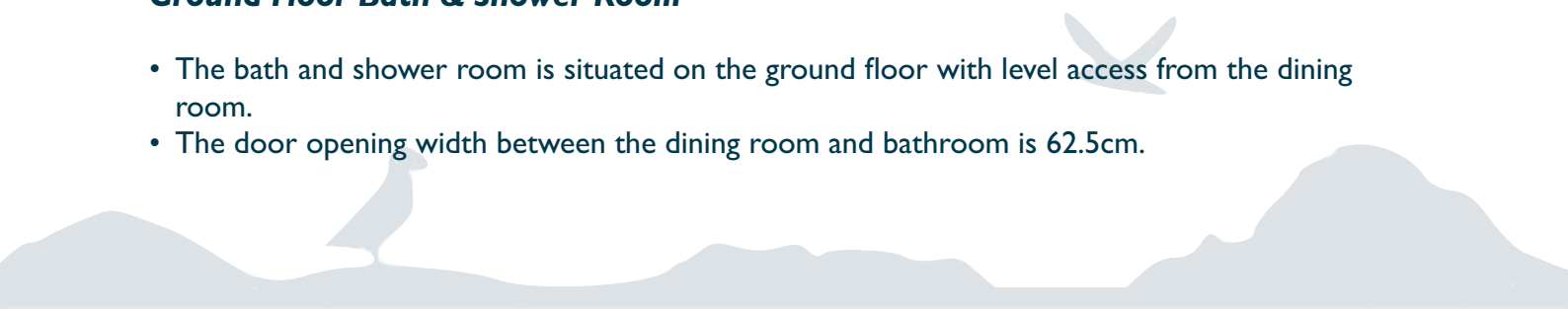
Lounge

- The lounge is situated on the ground floor with level entry from the front hall.
- The door opening width between the hall and lounge is 78cm.
- There is good circulation space.
- The room has two sofas with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the small front sash window.
- There is a ceiling pendant light (low level) and table lamps.
- There is a log burning stove. The door handle is 60cm from the floor.
- There is a slate tiled floor with floor rugs.
- There is good colour contrast between floors and walls.

Dining Room

- The dining room is situated on the ground floor with level entry from the front hall.
- The door opening width between the hall and dining room is 76cm.
- There is a dining table with six loose chairs (48cm seat height) and a clear space around the table of 119cm.
- Natural daylight enters through the small front sash window.
- There is a ceiling pendant light and table lamp.
- There is a log burning stove. The door handle is 52cm from the floor.
- There is a slate tiled floor.
- There is good colour contrast between floors and walls.

Ground Floor Bath & Shower Room

- The bath and shower room is situated on the ground floor with level access from the dining room.
 - The door opening width between the dining room and bathroom is 62.5cm.
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- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is mounted on a projecting marble vanity, 87cm high, with clear space under.
- The free standing bath is 50cm high with a hand held shower.
- There is a separate thermostatically controlled shower with a clear glass fixed screen (61cm opening into shower).
- There is no non-slip mat provided for the shower or bath.
- There are lever taps on both wash basin and bath.
- There are no grab rails or balance aids in the bath or shower.
- Natural daylight enters through two small windows and velux window.
- There is a wood effect tiled floor finish.
- The floors, walls and furniture are light in tone with limited contrast in colour.
- There is no heated towel rail.
- There are ceiling downlights.

Kitchen & Breakfast Room

- The kitchen is situated on the ground floor with level access from the dining room and door to the central entrance hall.
- The door opening width between the central entrance hall and kitchen is 78cm and between the kitchen and dining room is 82cm.
- There is a small single step up to the oven within the inglenook, 7cm high.
- The electric oven is 73cm from the floor. The door of the oven drops down and the handle is 66cm above the floor. The hob is 92cm from the floor.
- The worktop and sink with mixer lever taps are 91cm above the floor. The cordless kettle and toaster are on the worktop. There is no microwave.
- The fridge and freezer are freestanding with the highest freezer shelf at 111cm and the lowest fridge drawer at 27cm.
- The informal dining area is within the kitchen. There is a dining table with fixed bench seat (51cm seat height) and a clear space around the table end.
- Natural daylight enters through three small windows and two velux roof windows.
- There are wall lights over surfaces and in the dining area and pendant lights over the cook area.
- The floor is tiled.
- There is a good colour contrast between the floor and cupboards, however, there is no contrast between worktop and wall colour
- Audible heat alarm fitted.
- There is a fire blanket located in the inglenook.

Family Room

- The family room is situated on the ground floor with stepped entry from the central entrance hall. The two steps are 17cm high, 83cm wide.
- The door opening width between the hall and lounge is 70cm.
- The room has two sofas with non-feather cushion seating.
- There is a large American style fridge with the highest fridge shelf at 161cm and the lowest freezer drawer at 35cm.
- Natural daylight enters through the large glazed bi-fold doors, velux and small sash window.
- There are downlights and ceiling pendant lights in the double height space.
- There is a log burning stove. The door handle is 52cm from the floor.
- There is a wooden floor with central floor rugs.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.



Ground Floor Shower Room

- The shower room is situated on the ground floor with level access from the family room.
- The door opening width between the family room and shower room is 63.5cm.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The wash basin is mounted on the top of a vanity stand and 86cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray step is 9cm 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 tiled.
- The floors, walls and furniture contrast in colours and finishes.
- There is a heated towel rail, 52cm high to the lowest rail and 102cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

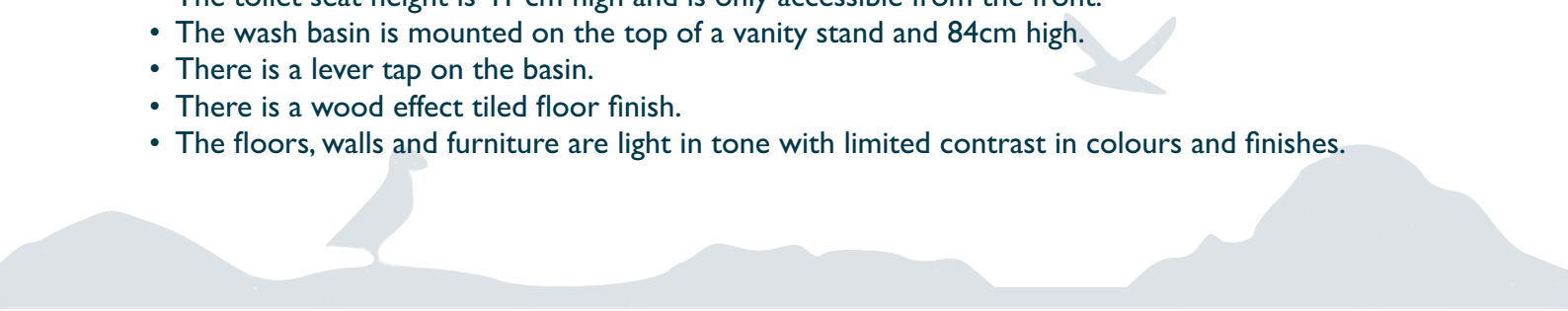
Bedroom 1 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 81.5cm.
- Due to the room's location in the eaves, ceiling height is restricted around the room perimeter.
- The height of the kingsize bed from the top of the mattress to the floor is 59cm and the clear space around the bed is 91cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 88cm high and the bedside tables are 60cm high.
- There are three door hooks on the rear of the door, 170cm high.
- Natural daylight enters through the small front sash window.
- There is a ceiling pendant and table lamps.
- The floor covering is a short pile carpet.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 80cm.
- Due to the room's location in the eaves, ceiling height is restricted around the room perimeter.
- The height of the twin beds from the top of the mattress to the floor is 42cm and the clear space between the beds is 92cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 92cm high and the bedside tables are 63cm high.
- There are four door hooks on the rear of the door, 160cm high.
- Natural daylight enters through the small front sash window.
- There is a ceiling pendant and table lamps.
- The floor covering is a short pile carpet.

First Floor Cloak Room

- The cloak room is situated on the first floor with level access from the landing.
 - The door opening width between the landing and cloak room is 68cm.
 - The toilet seat height is 41 cm high and is only accessible from the front.
 - The wash basin is mounted on the top of a vanity stand and 84cm high.
 - There is a lever tap on the basin.
 - There is a wood effect tiled floor finish.
 - The floors, walls and furniture are light in tone with limited contrast in colours and finishes.
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- There is a heated towel rail, 77cm high to the lowest rail and 128cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 4 - Kingsize Gallery Bedroom - Family Room Mezzanine Level

- The stair from the family room to the mezzanine are well illuminated with restricted ceiling heights as you reach the bedroom.
- There are 12 steps up to the bedroom (21cm high, 25cm deep, 66cm wide) with a handrail on the right side, 95cm high from the stair tread. The stair has winding turns after the first four steps and the last six.
- The bedroom has restricted ceiling heights as the room is located within the eaves of the property.
- The glazed balcony has a wooden handrail, 91cm high.
- The floor covering is a wood effect vinyl floor.
- The height of the kingsize bed from the top of the mattress to the floor is 58cm and the clear space around the bed is 34cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 66cm high and the bedside tables are 56cm high.
- There is no wardrobe.
- Natural daylight enters through the two velux windows (these have a blind).
- There is a ceiling pendant light and table lamps.

Garden

- The door opening width between the central hall and garden dining area is 62cm.
- There is one step to the garden from the door which is 8.5cm high.
- There is a level gravelled area with free standing table (73cm high) and two bench seats (42cm seat height).
- There are further lawn areas to the front of the property within an enclosed wall area leading to the front of the house, and larger lawn area to the rear. This is sloping with no access path.
- There is a decked area leading from the family room bi-fold doors.

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 Door - Occasional Use



Access Lane & parking Area



Gravelled Area to Central Entrance & Garden Dining Area



Lounge



Kitchen



Kitchen & Informal Dining Area



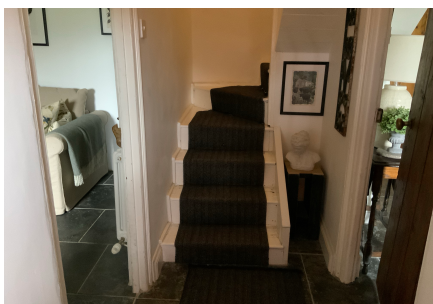
Ground Floor Bathroom



Family Room



Family Room Shower Room



Stair to Front Bedrooms



Twin Bedroom



Kingsize Bedroom



First Floor Cloakroom



Mezzanine Bedroom



Rear Lawn Area