



Ty Gwyn Access Statement

Pre-Arrival

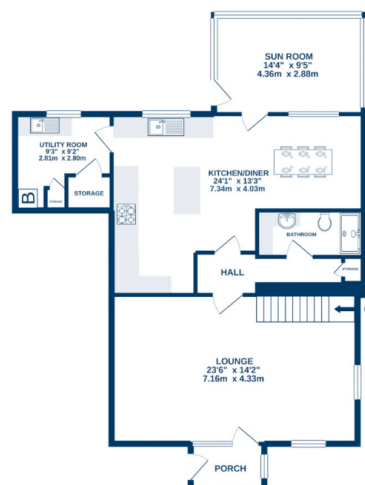
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Ty Gwyn is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- The 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 350m 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

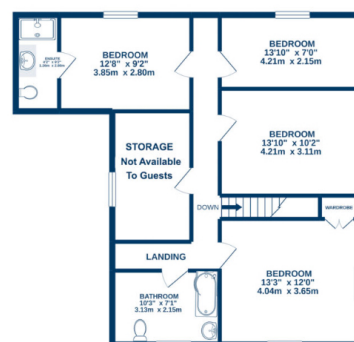
- Parking is available for two cars on a slightly sloping gravel area to the side of the property. This is accessed from the road up a tarmac drive with a short incline.
- The parking area is approximately 12 metres from the back door, where the key safe is located. This is accessed up 1 step, 15.5cm high, and through a gate, 87cm wide, along a paved path to the rear of the property, 134cm wide.
- There is an outside light to the front and rear of the cottage, illuminating the entrances 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 back entrance door, 148cm 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

GROUND FLOOR
969 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



Front Entrance to Property & Entrance Porch

- There is one step to the front door which is 17cm high.
- The front door is 71cm wide and hinged on the right side. The keyhole is 104cm 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.
- The porch is 111cm wide and clear of furniture and obstacles.
- There is limited colour contrast between floors, walls and doors.

Lounge

- The lounge is situated on the ground floor with level entry from the porch.
- The door opening width between the porch and lounge is 76.5cm.
- There is good circulation space.
- The room has two sofas and two armchairs with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large side window and porch windows.
- There are ceiling pendant lights, floor lamp and table lamps.
- There is a wooden floor with floor rugs.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Stairs & Landing

- There is no natural daylight on the stairs. Stair treads are illuminated with a single pendant light.
- There are 13 steps (19.5cm high, 24cm deep, 72cm wide) with a clear glass balustrade and handrail on the left side, 97.5cm high from the stair tread.
- The landing is 92cm wide.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the lounge and hall, and the door to the sun room.
 - The door opening width between the lounge hall and kitchen is 73cm and between the kitchen and sunroom is 71.5cm.
 - There is an integrated oven, 141cm from the floor. The door of the top oven drops down and the handle is 134cm above the floor. The hob is 91.5cm from the floor.
 - The worktop and sink with mixer lever taps are 91cm above the floor. The kettle and toaster are on the worktop.
 - The microwave is integrated and positioned above the oven, 170.5cm high.
 - There is an American style fridge with the highest shelf at 148cm and the lowest drawer at 33cm.
 - The dining area is within the kitchen. There is a dining table with eight loose chairs (45cm seat height) and a clear space around the table of 81.5cm.
 - There is a kitchen island bar (91cm high), with two high stools (67cm seat height).
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the large rear window.
 - There are fluorescent ceiling strip lights in the kitchen area and downlights over the dining area.
 - The floor is tiled.
 - There is a good colour contrast between floor, cupboards and work surfaces.
 - Audible heat alarm fitted.
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- There is a fire blanket located to the left of the sink.

Sun Room

- The sun room has level entry from the kitchen.
- The door opening width between the kitchen and sun room is 71.5cm and the garden and sun room is 77.5cm.
- There are three armchairs (seat height 47 cm).
- Natural daylight enters through the perimeter windows and glazed roof (this has sun shade plastic glazing)
- There is a floor lamp and wall light.
- The floor is tiled.
- There is limited colour contrast between floors, walls and doors.

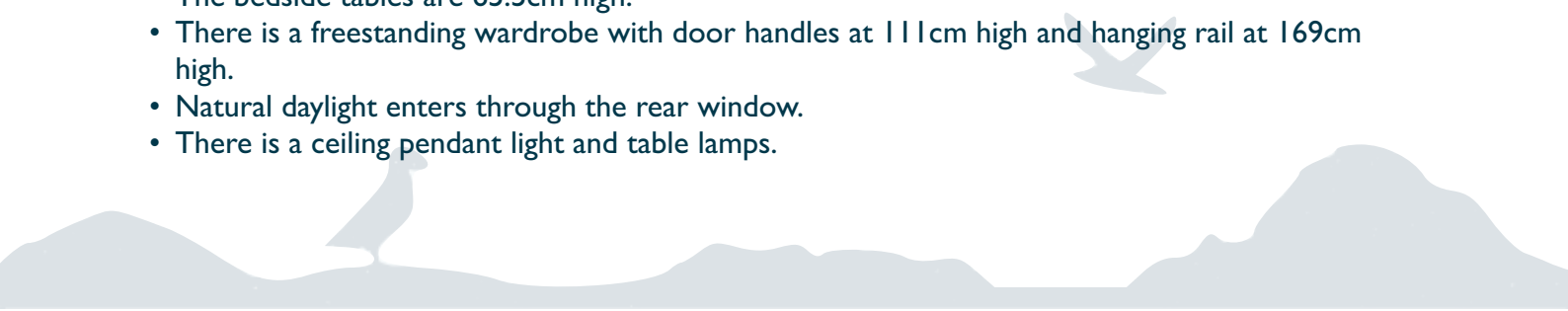
Utility Room

- 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 65cm.
- The sink and drainer is 88cm above the floor.
- The washing machine and dryer are freestanding.
- Natural daylight enters through the large rear window.
- There is a ceiling pendant light.
- The floor is tiled.

Ground Floor Shower Room

- The shower room is situated on the ground floor with level access from the lounge hall.
- The door opening width between the hall and bathroom is 65cm.
- The toilet seat height is 42 cm high and is only accessible from the front.
- The wash basin is mounted within the vanity unit 89cm high.
- There is an electric thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 20cm high.
- There is a non-slip mat provided for the shower.
- There are no lever taps on the wash basin and shower.
- There are no grab rails in the shower.
- The floor covering is tiled.
- There is good colour contrast between floor, walls and furniture.
- There is a heated towel rail, 52cm high to the lowest rail and 94cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 1 - Double Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 73cm.
 - The height of the double size bed from the top of the mattress to the floor is 60cm and the clear space around the bed is 59.5cm.
 - Non-feather duvets and pillows are provided.
 - The bedside tables are 65.5cm high.
 - There is a freestanding wardrobe with door handles at 111cm high and hanging rail at 169cm high.
 - Natural daylight enters through the rear window.
 - There is a ceiling pendant light and table lamps.
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- The floor covering is a short pile carpet.
- The door opening width between the bedroom and ensuite is 65.5cm.
- The toilet seat height is 43 cm high and is only accessible from the front.
- The wash basin is mounted within a vanity unit 81cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 18.5cm high.
- There is a non-slip mat provided for the shower.
- There are no lever taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is vinyl tiled.
- The floors contrast in colour with the walls and furniture.
- There is a heated towel rail, 67cm high to the lowest rail and 95cm high to the highest.
- There is natural daylight through a small opening window.
- There is a ceiling light.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 73cm.
- The height of the twin beds from the top of the mattress to the floor is 55cm and the clear space between the beds is 57cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 121cm high and the bedside tables are 62cm high.
- There is a freestanding wardrobe with door handles at 125cm high and hanging rail at 146cm high.
- Natural daylight enters through the large side window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Bedroom 3 - Single Bedroom - First Floor

- The door opening width between the bedroom and landing is 73cm.
- The height of the single bed from the top of the mattress to the floor is 60.5cm and the clear space next to the bed is 72.5cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 61cm high.
- There is a freestanding wardrobe with door handles at 123cm high and hanging rail at 173cm high.
- Natural daylight enters through the large rear window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

Bedroom 4 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 70.5cm.
- The height of the double beds from the top of the mattress to the floor is 55cm and the clear space around the bed at the narrowest point is 49cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 94cm high and the bedside tables are 62cm high.
- There is a freestanding wardrobe with door handles at 114cm high and hanging rail at 173cm high.
- Natural daylight enters through two large windows.
- There is a ceiling pendant light and table lamps.

- The flooring covering is a short pile carpet.

First 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 mounted within a vanity unit 86cm high.
- The shower bath is 53cm high with a thermostatically controlled shower and clear glass screen.
- There is a 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 floor and wall tiles are the same highly patterned design by the basin and wc, with no contrast between surfaces. The fittings contrast in colour and finishes.
- There is a heated towel rail, 74cm high to the lowest rail and 205cm high to the highest.
- Natural daylight enters through the large front window.
- There are wall lights and a ceiling light.

Garden

- The door opening width between the sun room and garden is 77.5cm.
- There is a small step to the garden from the door which is 7cm high.
- There is a paved patio area, uneven in places, with free standing table (75cm high), six chairs (45cm seat height) and a free-standing BBQ.
- There are 8 steps up to a grass path, 18cm high, 37cm deep and 124cm wide, with no hand rail. There are a further 5 steps up to a fenced lawn 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



Parking Areas



Slope to Entrance Porch



Lounge (view of porch)



Lounge (stair to first floor)



Kitchen & Kitchen Bar



Kitchen Appliance Positions



Kitchen Dining Area



Sun Room



Ground Floor Shower Room



Ensuite Double Bedroom



Twin Bedroom



Single Bedroom



First Floor Bathroom



Garden Patio



Raised Garden Lawn Area