



Ty Meini Access Statement

Pre-Arrival

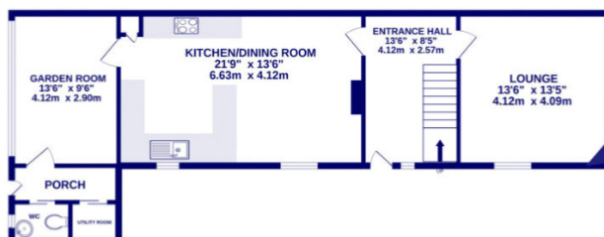
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Ty Meini is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- 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 75m 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

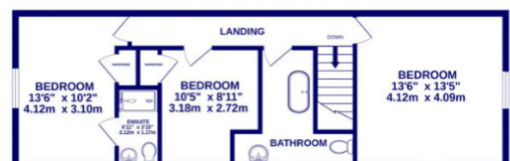
- You can off load in front of the cottage on the street. Parking is available for one car on the level area to the rear of the property in front of the property garage. There is additional public parking spaces on Bryn Road.
- The temporary street parking area is approximately 15 metres from the front door where a paved passage slopes up to the front entrance. The rear parking space can be accessed through the garden.
- There is an outside light 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, 142cm 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
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



Entrance to Property & Entrance Hall

- There are two steps to the front door which are 11cm high. There is a handrail left side of door.
- The front door is 77cm wide and hinged on the left side. The keyhole is 94cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall.
- The floor covering inside the entrance hall is a wood effect vinyl floor with floor rugs.
- The hall is 172cm wide and clear of obstacles.
- There is good colour contrast between floors and walls, however, the doors are the same colour as the walls. There are contrasting door handles.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 2 steps to a half landing and a further 12 steps to the first floor landing (20cm high, 24cm deep, 74cm wide) with a handrail on the left side, 76cm high from the stair tread.
- The landing is 87cm wide.
- The door opening to the rear bedroom landing is 75cm.
- The stair and landing floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the entrance hall.
- The door opening width between the hall and lounge is 82cm.
- There is good circulation space.
- The room has one leather sofa and three armchairs with non-feather cushion seating.
- Natural daylight enters through the large front window and side window.
- There is a ceiling pendant light, floor lamp and faux candle storm lamps.
- There is a log burning stove. The door handle is 32cm from the floor.
- There is a wooden vinyl floor with central floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen & Seating Area

- The kitchen is situated on the ground floor with level access from the hall and one step up (15cm) to the door to the garden dining room.
 - The door opening width between the hall and kitchen is 82cm and between the kitchen and garden dining room is 75cm.
 - The integrated oven is 115cm from the floor. The door of the oven drops down and the handle is 107cm above the floor. The microwave is above the oven, with controls positioned 146cm high. 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 sit on the worktop.
 - The fridge freezer is integrated with the highest fridge shelf at 175cm and the lowest drawer at 55cm.
 - There is a kitchen bar (92cm high) with 4 high stools (70cm high).
 - The room has one corner sofa and two armchairs with non-feather cushion seating.
 - There is a Smart TV with remote control providing subtitles and audio description capability.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the two side window.
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- There is under wall unit lighting, a pendant light over the seating and ceiling downlights.
- There is a wooden vinyl floor with floor rug under the seating area.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located above the worktop looking through to the dining room.

Garden Dining Room & Porch

- The garden dining room is situated on the ground floor with stepped entry from the kitchen.
- The door opening width between the lounge and dining room is 75cm and to the porch is 75cm.
- There is a dining table with four loose chairs (45cm seat height) and a clear space around the table of 65cm.
- Natural daylight enters through the large rear window.
- There is a ceiling pendant light.
- There is a wooden vinyl floor.
- There is good colour contrast between floors, walls and doors.

Cloak Room & Utility

- The cloakroom has level access from the porch.
- The sliding door opening width between the porch and cloak room is 61cm.
- The toilet seat height is 49 cm high and is only accessible from the front.
- The wash basin is wall mounted and 82cm high.
- There is a wooden vinyl floor.
- The floors, walls and furniture are all light in tone with limited contrast.
- Natural daylight enters through the small rear window.
- There is a ceiling light.
- There is an adjacent small utility cupboard with washing machine.

Bedroom 1 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the kingsize bed from the top of the mattress to the floor is 58cm and the clear space next to the beds is 157cm.
- Non-feather duvets and pillows are provided.
- The tall boy is 113cm high and the bedside tables are 70cm high.
- There is a freestanding wardrobe with door handles at 135cm high and hanging rail at 175cm high.
- Natural daylight enters through the large front and side windows.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bedroom 2 - Double Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the double bed from the top of the mattress to the floor is 55cm and the clear space next to the beds is 89cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 63cm high.
- There is a built-in wardrobe with door handles at 98cm high and hanging rail at 157cm 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.
- The door opening width between the bedroom and ensuite shower room is 74cm.
- The toilet seat height is 48 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 87cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray threshold step is 7.5cm high.
- There is no non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- There is a wooden floor.
- The walls and furniture are white, contrasting in colour and finish with the fixtures and door.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 3 - Single Bedroom - First Floor (with Trundle bed)

- The door opening width between the bedroom and landing is 74cm.
- The height of the single bed from the top of the mattress to the floor is 53cm and the clear space next to the beds is 197cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 56cm high.
- There is a built in wardrobe with door handles at 98cm high and hanging rail at 155cm high.
- Natural daylight enters through the side window.
- There is a ceiling light and table lamp.
- 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 75cm.
- The toilet is one step up (16cm high). The seat height is 48 cm high and is only accessible from the front.
- The wash basin is mounted on a column unit, 102cm high.
- The free standing bath is 63cm high with a hand shower.
- There is no non-slip mat provided for the bath.
- There is a lever tap on the wash basin.
- There are no grab rails or balance aids in the bath.
- There is a wooden vinyl floor.
- The walls and furniture are all white, contrasting in colour and finishes with the floor.
- There is a heated towel rail, 57cm high to the lowest rail and 136cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.



Garden

- The door opening width between the porch and garden is 73cm.
- There is one step to the garden from the door which is 17cm high.
- There is a paved patio area, with free standing table (76cm high), six chairs (46cm seat height).
- The paved area is uneven in places. There are 6 steps up to the lawn area 150cm high.
- There is a paved pathway (inset in lawn) to the lawn area and rear gate (84cm wide) leading to the parking space.

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>

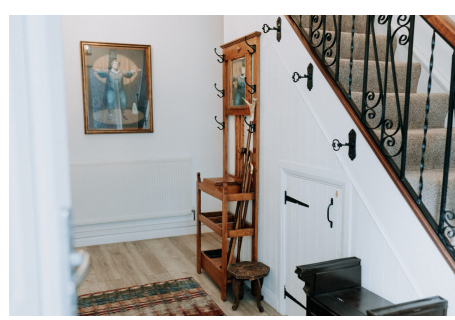
Property Photographs



Street Parking (1 hour) & Passage to Entrance



Rear Private Parking



Entrance Hall



Stair to First Floor



Lounge



Kitchen



Kitchen Bar



Kitchen



Kitchen Seating Area



Garden Dining Room



Garden Patio Dining Area



Garden Patio Dining Area



Kingsize Bedroom 1



Double Bedroom 2



Bedroom 2 Shower Room



Single Bedroom 1



Bathroom



Garden Path to Lawn, Rear Gate and Parking

