



Ty Morlo Access Statement

Pre-Arrival

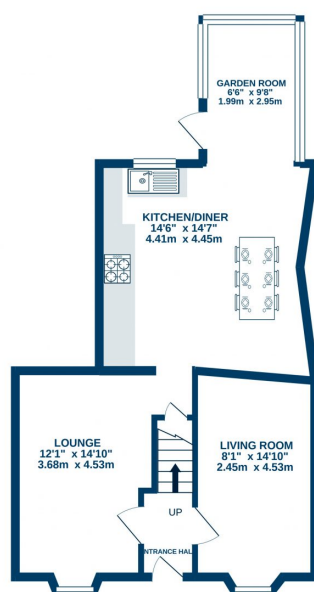
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Ty Morlo is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
-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

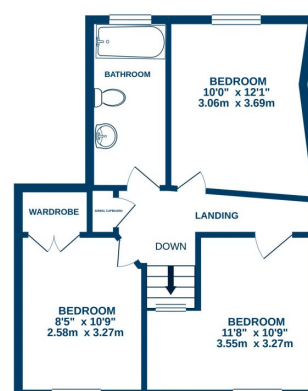
- You can off-load in front of the cottage. Parking is available for your car in the nearby car park, 200m from the property, accessed up a hill and then onto a level street, using public pavement.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in the top key safe adjacent to the entrance door, 160cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- Mobile reception can be poor in and around St Davids. Please check with your provider, prior to arrival.

Floor Plan

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



Entrance to Property & Entrance Hall

- There is one step to the front door which is 14cm high and the door threshold which is 9cm high.
- The front door is 71cm wide and hinged on the right side. The keyhole is 95cm high.
- The floor covering inside the entrance is a wooden floor with inset coir mat.
- The hall is 105cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated.
- There are 10 steps to a small landing (19cm high, 25cm deep, 74cm wide) with a handrail on the right side, 97cm high from the stair tread. There are a further 2 steps in one direction to the front twin bedroom and 2 steps in another direction to the main landing.
- The landing is 99cm wide.
- The 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 hall.
- The door opening width between the hall and lounge is 75cm.
- The room has one sofa and an armchair and foot stool 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 front bay window.
- There are ceiling spotlights, floor lamp and table lamps.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.

Snug

- The lounge is situated on the ground floor with level entry from the hall.
- The door opening width between the snug and lounge is 74cm.
- The room has an L shaped sofa 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 large front bay window.
- There are wall lights and table lamps.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.

Kitchen

- The kitchen is situated on the ground floor with a slight ramped access from the snug.
- The door opening width between the snug and kitchen is 72cm. There is a glazed door to the garden from the kitchen, 78cm wide.
- The integrated oven is 144cm from the floor. The door of the oven drops down and the handle is 136cm above the floor. The hob is 92cm from the floor.
- The worktop and sink with mixer lever taps are 92cm above the floor. The microwave is on a separate unit behind the door, 80cm high. The cordless kettle and toaster are located on the worktop.



- The fridge freezer is integrated with the highest fridge shelf at 170cm and the lowest freezer drawer at 48cm.
- The dining area is within the kitchen. There is a dining table with eight loose chairs (48cm seat height) and a clear space around the table of 50cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the window and doors looking out to the garden.
- There is under unit lighting, a ceiling pendant light over the dining table and downlights.
- The floor is tiled.
- There is a good colour contrast between floor and work surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located in the bottom drawer of the microwave unit.

Bedroom 1 - Double Bedroom

- The door opening width between the bedroom and landing is 65cm.
- The height of the double bed from the top of the mattress to the floor is 53cm and the clear space around the bed is 62cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 99cm high and the bedside tables are 62cm high.
- There is a freestanding wardrobe with door handles at 113cm high and hanging rail at 173cm high.
- Natural daylight enters through the two front windows.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bedroom 2 - Double Bedroom

- The door opening width between the bedroom and landing is 74cm.
- The height of the double bed from the top of the mattress to the floor is 53cm and the clear space around the bed is 62cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 89cm high and the bedside tables are 58cm high.
- There is a wall mounted hanging rail at 173cm high.
- Natural daylight enters through the rear window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bedroom 3 - Twin Bedroom

- The door opening width between the bedroom and landing is 72cm.
- The height of the twin beds from the top of the mattress to the floor is 52cm and the clear space between the beds is 60cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 66cm high.
- There is a built-in wardrobe with door handles at 114cm high and hanging rail at 175cm high.
- Natural daylight enters through the front window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.



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 74cm.
- The toilet seat height is 43 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 83cm high.
- The bath is 56cm high with a thermostatically controlled shower with a 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 a laminated wood effect planking.
- The floors, walls and furniture are light in tone with limited contrast.
- There is a heated towel rail, 86cm high to the lowest rail and 144cm high to the highest.
- Natural daylight enters through the rear window.
- There are ceiling downlights.

Garden

- The door opening width between the kitchen and garden is 75cm.
- There is one step to the garden from the door which is 17cm high, and 5 steps up to a paved terrace 24cm high. There is no handrail or barrier to the terrace wall (106cm high) adjacent to the lower paved area.
- The paved patio area has a free standing table (72cm high), two sofa seats (45cm seat height) and four stools.
- There is a grass lawn area and pebbled upper area.
- The area is enclosed by stone and block walls.
- There is an outside light as you exit the kitchen.

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



Lounge



Snug



Kitchen - Entry From Snug



Kitchen



Dining Area



Stair to First Floor



Landing



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Garden Seating



Garden



Rear Garden Area

