



Ty Mynach Access Statement

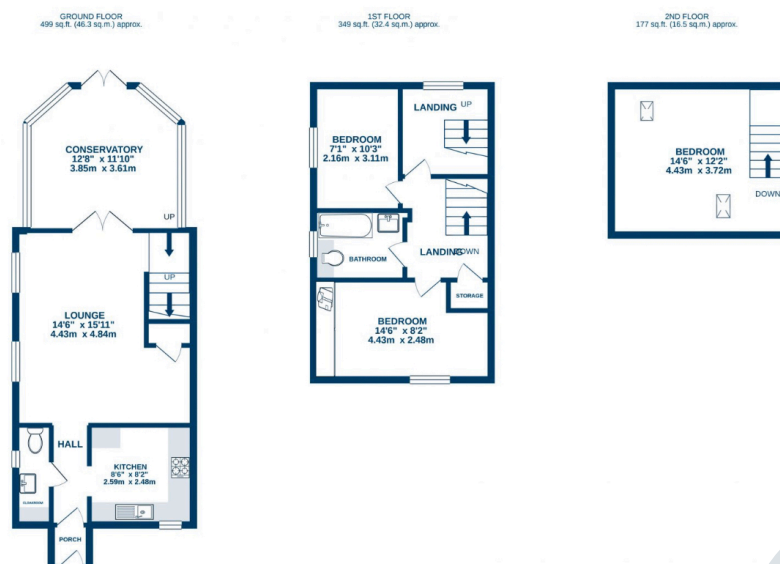
Pre-Arrival

- 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 Mynach is arranged over three 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 50m 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 one car on the level area in front of the house.
- The parking area is approximately 10 metres from the front door. There are 3 paved steps up to the level paved area in front of the entrance door, 22cm high, (no handrail). The paved area is accessed through a gate 96cm wide.
- 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 is kept in a key safe adjacent to the entrance gate, 93cm 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



Entrance to Property & Entrance Hall

- There is one step to the front door which is 17cm high.
- The front door is 75cm wide and hinged on the left side. The keyhole is 105cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall by the front.
- There is a wooden floor covering inside the entrance with a door mat.
- The entrance hall is 103cm wide with a hall door, 75cm wide with 7cm high threshold.
- There is little colour contrast between floors and walls.

Cloak Room

- The cloak room is situated on the ground floor with level access from the hall.
- The door opening width between the hall and cloak room is 74.5cm.
- The toilet seat height is 43cm high and is only accessible from the front.
- The wash basin is wall mounted and 81cm high, with clear area under.
- There is a 95cm high worktop, with undercounter washer dryer.
- There is a ceiling light.
- The floor is tiled.
- There is a good colour contrast between floor and work surfaces.

Kitchen

- The kitchen is situated on the ground floor with level access from the hall.
- The opening width between the hall and kitchen is 80cm.
- The oven is 79cm from the floor. The door of the oven drops down and the handle is 70cm above the floor. The hob is 92cm from the floor.
- The worktop and sink with mixer lever taps are 90cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is integrated with the highest fridge shelf at 168cm and the lowest freezer drawer at 44cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the front window.
- There is under wall cabinet lighting and ceiling spotlights.
- The floor is tiled.
- There is a good colour contrast between cupboards and work surfaces.
- There is a fire blanket located to the right of the sink.

Lounge

- The lounge is situated on the ground floor with level entry (2cm high threshold) from the hall.
- The door opening width between the hall and lounge is 74cm.
- There is good circulation space within the room.
- 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 two side windows and french doors to the conservatory.
- There are wall lights, ceiling pendant light, floor lamp and table lamps.
- There is an electric stove. The operating switch is 109cm from the floor.
- There is a wooden floor with floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.



Conservatory Dining Area

- The conservatory is situated on the ground floor with level entry from the lounge.
- The french door opening width between the lounge and Conservatory is 111cm and from the conservatory to the garden is 111cm.
- There is a dining table with six loose chairs (46cm seat height) and a clear space around the table of 73cm.
- The room has two arm chairs with non-feather cushion seating.
- Natural daylight enters through the glazed roof and walls.
- There are wall lights and spot lights.
- The floor is a laminated wood effect floor.
- There is limited colour contrast between floors, walls and doors.


Stairs & Landing

- The stairs to the upper floor lead directly off the lounge.
- The stairs and landings are well illuminated, with good ceiling heights.
- After an initial small step (11cm high) there are 12 steps (20cm high, 23cm deep, 81cm wide) with a handrail on the left side, 94cm high from the stair tread.
- The landing is 97cm wide which leads to two bedrooms, the bathroom and the stair to the second floor.
- The door opening width between the landing and stair to the second floor is 72cm.
- After a small step (11cm high) there are 12 steps (19cm high, 24cm deep, 81cm wide) with a handrail on the left side, 94cm high from the stair tread.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted in the landing.

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 40 cm high and is only accessible from the front.
- The wash basin is mounted within a vanity unit and 87cm high.
- The bath is 53cm high with a thermostatically controlled shower with clear glass hinged 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 furniture is white, contrasting in colour with floor and wall finishes.
- There is a heated towel rail, 56cm high to the lowest rail and 90cm high to the highest.
- Natural daylight enters through the front window.
- There are ceiling downlights.

Bedroom 1 - Double 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 61cm and the clear space around the bed is 54cm.
 - Non-feather duvets and pillows are provided.
 - The dressing table is 80cm high and the bedside tables are 66cm high.
 - There is a double wardrobe with door handles at 108cm high and hanging rail at 166cm high.
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- Natural daylight enters through the dormer window.
- There are ceiling spot lights and table lamps.
- The floor covering is a laminated wood effect floor.

Bedroom 2 - Single Bedroom - First Floor

- 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 55cm and the clear space next to the bed is 113cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 101cm high and the bedside tables are 61cm high.
- There are door hanging hooks at 195cm high on the rear of the door.
- Natural daylight enters through the side window.
- There are ceiling spot lights.
- The floor covering is a laminated wood effect floor.

Bedroom 3 - Kingsize Bedroom - Second Floor

- The stair opens directly into the room.
- Due to the bedroom location in the eaves, there is restricted ceiling height around the room's perimeter.
- The height of the kingsize bed from the top of the mattress to the floor is 63cm and the clear space around the bed is 76cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 105cm high and the bedside tables are 75cm high.
- There is a built in low wardrobe with door handles at 86cm high and hanging rail at 92cm high.
- Natural daylight enters through two velux windows (these have a blind).
- There is a ceiling light and table lamps.
- The floor covering is a short pile carpet.

Garden

- The door opening width between the conservatory and garden is 75cm.
- There is one step to the garden from the door which is 25cm high.
- There is a paved patio area with level access to a lawned area. Beyond this is a paved area, one step up (12.5cm high), with free standing table and five chairs.
- There is a paved passage to the side of the property leading to a gate (96cm wide) which leads to the front of the property.

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 Area



Kitchen



Lounge



Lounge



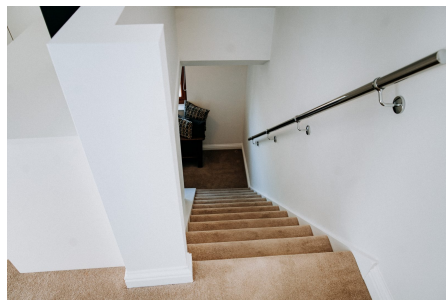
Conservatory



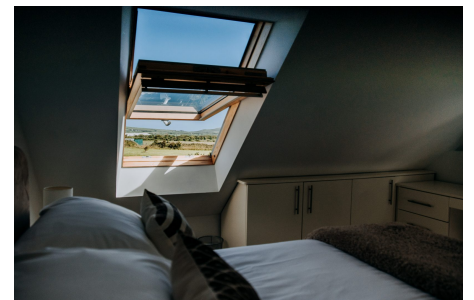
First Floor Bathroom



First Floor Double Bedroom



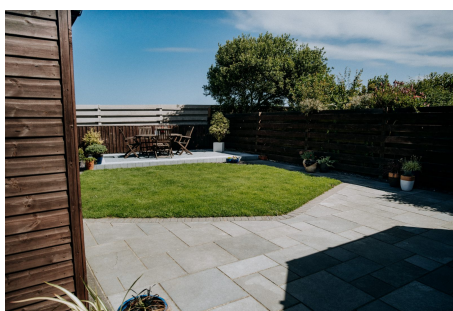
Stair to Second Floor



Second Floor Bedroom



***Garden Looking Towards
The House***



Garden From Conservatory



Land Beyond

