



Tŷ Olive Access Statement

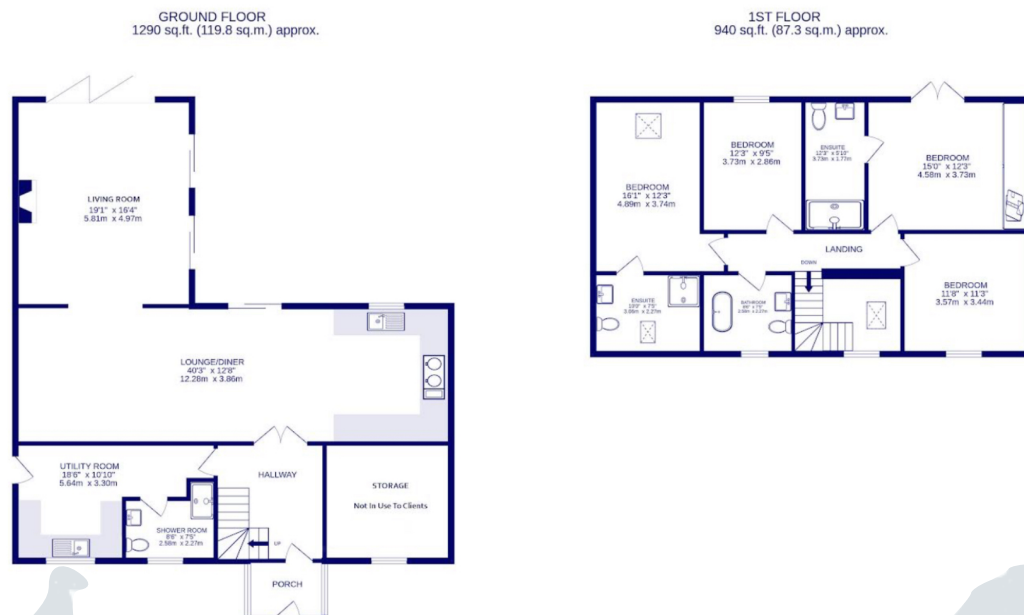
Pre-Arrival

- 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.
- Tŷ Olive 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 800m 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 the gravelled private driveway to the front of the house.
- There is a level paved path to the front door, off the gravelled parking area.
- The parking area is approximately 14 metres from the front door.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe through a gate to the right of the front door. The key safe is 161cm 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, Porch & Hallway

- There is level access to the front door entrance, with a 2cm high door threshold.
- The front door is 82cm wide and hinged on the left side. The keyhole is 99cm high.
- There is no external entrance lighting.
- The glazed internal porch is spacious and free of obstructions. The door opening width between the porch and entrance hall is 79cm.
- The porch and hall has a stone tiled floor with recessed coir entrance mat.
- The entrance hall provides access to the Utility Room and Shower Room hallway. The door opening width between the entrance hall and hallway is 79cm.
- The finishes are all of similar tone, slightly contrasting in colour with the floor.
- Audible smoke alarm fitted.

Ground Floor Shower Room

- The shower room is situated on the ground floor with level access from the hall.
- The outward door opening width between the hall and shower room is 80cm.
- The toilet seat height is 42 cm high and is accessible from the front only.
- The wash basin is pedestal mounted and 81.5cm high.
- There are cross head taps on the wash basin.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding door. There is a 2.5cm step up to the tray.
- There are lever taps and cross head heat control tap on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 122cm high and lowest rail 60cm high.
- The floor covering is tiled.
- The furniture and finishes are all of similar tone, slightly contrasting in colours with the floor.
- Natural daylight enters through the front window which has wooden venetian blinds.
- There are ceiling downlights.

Utility Room

- The utility room is situated on the ground floor with level access from the hallway.
- The opening width between hallway and utility room is 87.5cm and between the utility room and the door to the outside passageway is 74cm. There is a 24cm high step down to the outside.
- The worktop and sink with mixer lever taps are 92cm above the floor.
- The washing machine and dryer is undercounter.
- Natural daylight enters through the front window which has wooden venetian blinds.
- There are ceiling downlights.
- The floor covering is tiled.

Stairs & Landing

- The stairs and landings are well illuminated, with very good ceiling heights.
- The landing is 97.5cm wide at its narrowest point.
- There are 13 steps (20cm high, 24cm deep, 79cm wide) with a handrail on the right side, 93cm high from the stair tread. The stair winds on the 5th and sixth step.
- The floor covering is a flat weave stair runner with chrome stair rods.
- Audible smoke alarm fitted.



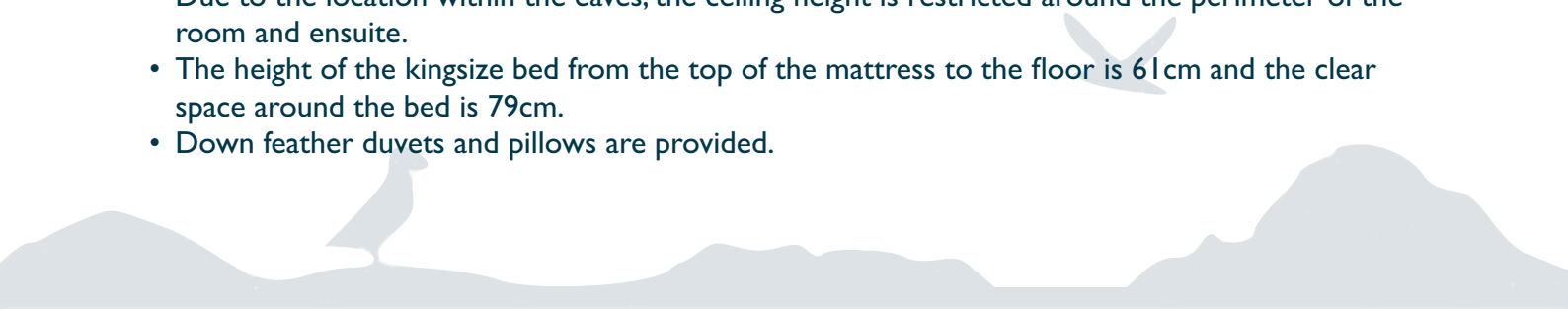
Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the hall and door to the garden.
- The double door opening width between the entrance hall and kitchen is 145cm.
- There are sliding doors to the garden. The opening width is 99cm and the step down to the garden is 23.5cm.
- The central island is 91cm high, housing the oven and storage drawers. There is a clear space between the island and perimeter unit worktops of 88.5cm.
- The island has two high stools to dine, 70cm seat height.
- The island integrated oven is 81.5cm from the floor. The door of the oven drops down and the handle is 72cm above the floor.
- There is an additional electric AGA range with hob 91cm 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.
- The fridge-freezer is integrated with the highest fridge shelf at 171cm and the lowest freezer drawer at 31cm.
- The dining area is adjacent to the kitchen with level access. There is a dining table with eight loose chairs (45cm seat height) and a clear space around the table of 137cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through two windows and sliding doors.
- There is under unit lighting, ceiling pendants and downlights.
- There is a wooden floor and floor rug under the dining table, extending 59cm.
- The finishes are all of similar tone, slightly contrasting in colour with the floor.
- Audible heat and smoke alarms are fitted.

Lounge

- The lounge has level entry from the kitchen and dining area.
- The opening width between the dining area and lounge is 176.5cm.
- There are a pair of sliding doors to the garden terrace. The opening width is 70cm and the step down to the garden is 23.5cm.
- There are additional bi-fold doors to the garden terrace. The opening width is 390cm and the step down to the garden is 24cm.
- The room has two sofas 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 doors and gable window.
- There are ceiling down lights and a table lamp.
- There is a log burning stove. The door handle is 22.5cm from the floor.
- There is a wooden floor with central floor rug.
- The finishes are all of similar tone, slightly contrasting in colour with the floor.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 79cm.
 - Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room and ensuite.
 - The height of the kingsize bed from the top of the mattress to the floor is 61cm and the clear space around the bed is 79cm.
 - Down feather duvets and pillows are provided.
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- There is a freestanding tall boy with door handles at 99cm high and hanging rail at 133cm high.
- Natural daylight enters through the velux window. This has a black-out blind.
- There are bedside lamps and ceiling down lights.
- The floor covering is a short pile carpet.
- The outward door opening width between the bedroom and ensuite is 72cm.
- The toilet seat height is 43cm high and is accessible from the front and left side.
- The wash basin is vanity mounted and 81.5cm high.
- There are cross head taps on the wash basin.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors.
There is a 2.5cm step up to the tray.
- There are lever taps and cross head heat control tap on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 140cm high and lowest rail 76cm high.
- The floor covering is tiled.
- The furniture and finishes are all of similar tone, and contrast in colours with the patterned floor.
- Natural daylight enters through the velux window with black-out blind.
- There are ceiling downlights.

Bedroom 2- Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 79cm.
- The height of the kingsize bed from the top of the mattress to the floor is 55cm and the clear space around the bed is 65cm at the narrowest point.
- Down feather duvets and pillows are provided.
- There is a built in wardrobe with door handles at 99cm high and hanging rail at 209cm high.
- Natural daylight enters through the french doors that open to a glazed Juliette balcony. The curtains have black-out linings.
- There are wall mounted bedside lamps and ceiling down lights.
- The floor covering is a short pile carpet with bedside flat-weave rug.
- The outward door opening width between the bedroom and ensuite is 65cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the ensuite.
- The toilet seat height is 43 cm high and is accessible from the front and left side.
- The wash basin is vanity mounted and 82cm high.
- There are cross head taps on the wash basin.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors.
There is a 8cm step up to the tray.
- There are lever taps and cross head heat control tap on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 140cm high and lowest rail 78cm high.
- The floor covering is tiled.
- The furniture and finishes are all of similar tone, and contrast in colours with the patterned floor.
- Natural daylight enters through the velux window with black-out blind.
- There are ceiling downlights.

Bedroom 3 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 79cm.
- The height of the twin beds from the top of the mattress to the floor is 59cm. The space between the beds is 112cm.
- Non-feather duvets and pillows are provided.
- The bedside chest of drawers is 85cm high.

- There are hanging hooks at 172cm high.
- Natural daylight enters through the window overlooking the garden. This has a roman blind with black-out lining.
- There are bedside lamps and ceiling down lights.
- The floor covering is a short pile carpet with bedside flat-weave rug.

Bedroom 4 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 79cm.
- The height of the twin beds from the top of the mattress to the floor is 57cm. The space between the beds is 137cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 55cm high.
- There is a built-in wardrobe with door handle 100cm high and hanging rail at 194cm high.
- Natural daylight enters through the front window. This has a roman blind with black-out lining.
- There are bedside lamps and ceiling down lights.
- The floor covering is a short pile carpet with central sheepskin rug.

First Floor Bathroom

- The door opening width between the landing and bathroom is 79cm.
- Due to the location within the eaves, the ceiling height is restricted above the window.
- The toilet seat height is 43 cm high and accessible from the front and left side.
- The wash basin is pedestal mounted and 82cm high.
- The bath is 56.5cm high with a handheld shower.
- There is no 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.
- There is heated towel rail with highest rail 123cm high and lowest rail 66cm high.
- The floor covering is tiled.
- The floors, walls and furniture contrast in colours and finishes with the floor.
- Natural daylight enters through the front window. This has a roman blind with black-out lining.
- There are ceiling downlights.

Garden

- There is a level paved patio area with free standing table (77cm high) and benches seating eight (46cm seat height). There is a further area outside the lounge bi-fold doors with two chairs.
- There is a single step down to a food preparation and bbq area, 15cm high.
- There are six steps down, 18.5cm high, providing access to a large level grass lawn area. The steps are 546cm wide with no handrails. Care must be taken when ascending.
- There is a hot tub located off the lawn area at the base of the steps. This can also be accessed off the bbq area, down three tall steps, 21cm high.
- There are three steps up to the hot tub. Please read the user instructions found in the property welcome folder before using.
- There is a level paved passage to both sides of the property (116cm wide) which leads to the front of the house and parking area through a gate, 96cm wide, with a 106cm high latch.



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 Path



Hall



Utility Room



Ground Floor Shower Room



Kitchen Area



Dining Area & Access to Lounge



Kitchen Doors to Garden Terrace



Dining Area



Landing Area





Kingsize Bedroom 1



Bedroom 1 Ensuite Shower



Kingsize Bedroom 2



Bedroom 2 Ensuite Shower



Twin Bedroom 3



Twin Bedroom 3



Garden Terrace & Hot Tub



BBQ & Food Preparation Area



Garden Terrace From Lounge

