



Ty Pendragon Access Statement

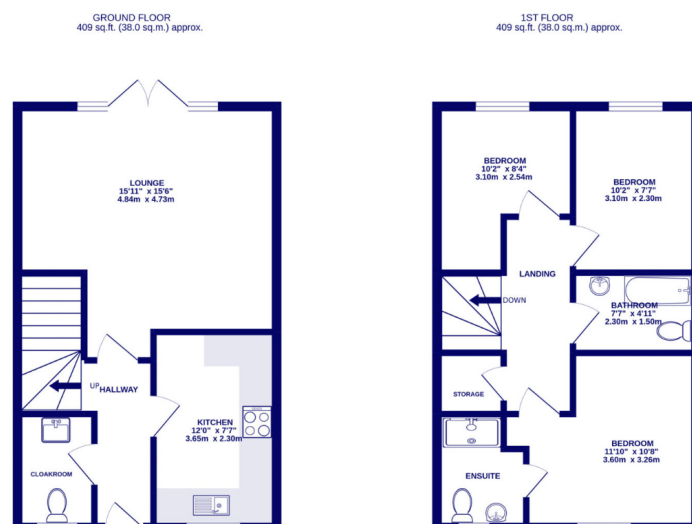
Pre-Arrival

- 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 Pendragon 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 900m 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 paved level private driveway at the front of the cottage.
- The parking area is approximately 5 metres from the front door.
- 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 on the inside face of the fence, opposite the entrance door, 108cm 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 level access to the front door.
- The front door is 85cm wide and hinged on the right side. The keyhole is 90cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is a wooden effect plank floor.
- The hall is 110cm wide and clear of furniture and obstacles.
- There is limited colour contrast between the floor, walls and door.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 13 steps (20cm high, 25cm deep, 92cm wide), winding at the bottom and top, with a contrasting finish handrail on the left side, 92cm high from the carpeted stair tread.
- The landing is 105cm wide with a pull out child gate at the top of the stairs.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

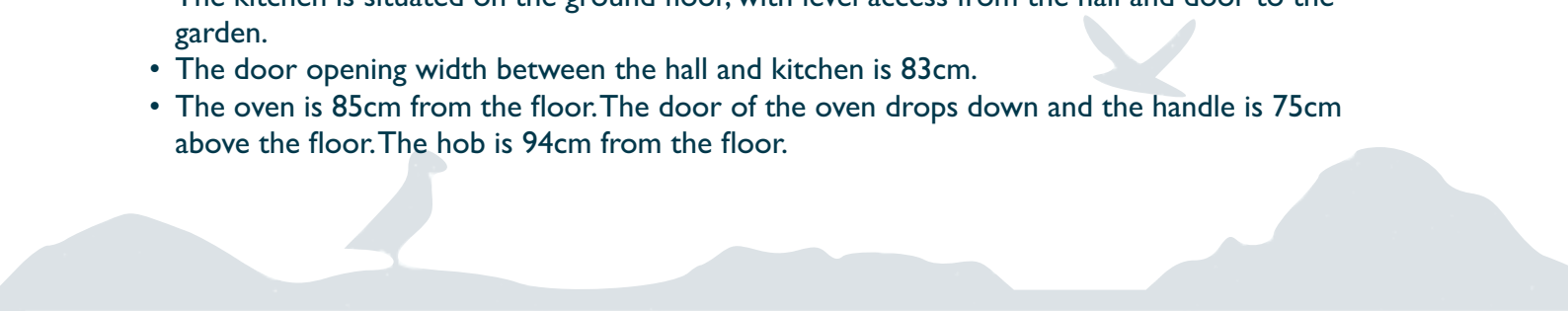
Cloakroom

- The level access door opening width between the hallway and cloakroom is 82cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 87cm high.
- There is a lever tap on the wash basin.
- There is a wooden effect floor.
- The walls and furniture are white, with minimum contrast in tone.
- There is a heated towel rail, 85cm high to the lowest rail and 120cm high to the highest.
- Natural daylight enters through a front window.
- There is a ceiling pendant light.

Lounge & Diner

- The lounge is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 80cm.
- The room has a large corner sofa with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- The dining area is within the kitchen. There is a dining table with bench seating (48cm seat height) and a clear space around the table end.
- Natural daylight enters through the large french doors and side windows.
- There are ceiling pendant lights.
- There is a wooden effect floor with rugs.
- There is limited colour contrast between the floor, walls and door.
- Audible smoke alarm fitted.

Kitchen

- The kitchen is situated on the ground floor, with level access from the hall and door to the garden.
 - The door opening width between the hall and kitchen is 83cm.
 - The oven is 85cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The hob is 94cm from the floor.
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- The worktop and sink with mixer lever taps are 94cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- There is a freestanding fridge freezer with the highest shelf at 170cm and the lowest drawer at 40cm.
- 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 unit lighting and downlights.
- There is a wooden effect floor.
- There is a good colour contrast between cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located in the corner wall cabinet.

Bathroom - First Floor

- The compact 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 44 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 86cm high.
- The bath is 55cm high with a thermostatically controlled shower and clear glass hinged shower screen.
- 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 a wooden effect floor.
- The walls and fittings are white, with minimum contrast in tone.
- There is a heated towel rail, 84cm high to the lowest rail and 150cm high to the highest.
- Natural daylight enters through the side window.
- There is a ceiling light.

Bedroom 1 - Ensuite Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 74cm.
- 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 60cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 75cm high and the bedside tables are 50cm high.
- There is a freestanding hanging rail at 166cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.
- The door opening width between the bedroom and ensuite is 74cm.
- The toilet seat height is 45cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 83cm high.
- There is a thermostatically controlled shower and clear glass shower enclosure with sliding doors. The step into the tray is 7.5cm high.
- There is no non-slip mat provided for the shower.
- There are lever taps on the wash basin.
- There are no grab rails in the shower.
- There is a wooden effect floor.
- The walls and furniture are white, with minimum contrast in tone.
- There is a heated towel rail, 56cm high to the lowest rail and 140cm high to the highest.
- Natural daylight enters through the side window.



- There is a ceiling light.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the twin beds from the top of the mattress to the floor is 65cm and the clear space between the beds is 51cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 510cm high.
- There is a freestanding hanging rail at 166cm 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 - Bunk Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the lower bunk beds from the top of the mattress to the floor is 40cm and the upper bunk is 117cm. The clear space next to the beds is 135cm.
- Non-feather duvets and pillows are provided.
- There is a freestanding hanging rail at 166cm high.
- Natural daylight enters through the rear window.
- There is a ceiling pendant lamp and bedside lights.
- The floor covering is a short pile carpet.

Garden

- The french door opening width between the lounge and garden is 142cm.
- There is one step to the garden from the door which is 27cm high.
- There is a paved patio area with free standing table (76cm high) and six chairs (45cm seat height).
- There is level access to a grass lawn area from the garden table.
- There is a level paved passage to the side of the property which leads to a gate (100cm wide) and the front parking 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 Area



Entrance Door



Lounge Sofa



Dining Area



Kitchen



Stair to First Floor



Landing



Bedroom Fixtures



Double Room



Bedroom Ensuite



Bunk Beds



Bathroom



Terrace Dining Table



Garden



Paved Terrace