



Ty Price 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 and 'Directions' document, sent to you after you have made your booking, and before your stay.
- Ty Price 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 20 metres from the house. 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 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 off-road private parking area to the rear of the house, off Bryn Road. There is additional roadside parking on Bryn Road, close to the house.
- The parking area is approximately 20 metres from the rear door. There are 3 steps down (18.5cm high, 47cm deep, 108cm wide - no handrail) to an entrance gate, 103cm wide with latch handle 105cm high. This leads to a level gravel path, 115cm wide, leading to 3 steps (16.5cm high, 37cm deep, 95cm wide) down to a paved rear patio and the rear door.
- There is no outside lighting to illuminate the car park area or the rear 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 fixed to a post, adjacent to the stairs leading down to the patio from the path, 98cm from floor level.
- WiFi is provided within the cottage. Refer to the website for speeds.
- Mobile reception can be poor in and around St Davids. Please check with your provider, prior to arrival.

Floor Plan



High Street Entrance to Property & Entrance Hall

- There is a step up, 16cm high, to the front garden, through a gate, 83cm wide to the front door.
- The front door is 80cm wide and hinged on the left side. The keyhole is 100cm high.
- There is a door step, 7cm high, and then 7cm over the door threshold.
- The entrance has no outside light.
- The floor covering inside the entrance is tiled.
- The hall is 109cm wide, (73.5cm wide as you pass through the porch entrance) and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

Rear Entrance to Garden Porch - Main Entrance From Car Parking Area

- There is a step up from the patio, 11cm high, over the threshold of the porch rear door.
- The rear door is 64cm wide and hinged on the left side. The keyhole is 101cm high.

Stairs & Landing

- The stairs and landings have good light and ceiling heights.
- The first floor landing is 150cm wide.
- There are 10 steps (17.5cm high, 24.5cm deep, 72cm wide) with a handrail on the left side, 96cm high from the stair tread to a winding half landing. There are 2 steps off the landing up to the bathroom. There are a further 5 steps off the half winding landing to the bedroom landing.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.

Lounge & Dining Area

- The lounge and dining area is situated on the ground floor with level entry from the hall (accessed from the dining area door - lounge door locked).
- The door opening width between the hall and dining room is 80cm.
- The room has one 3 seat sofa and two armchairs 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 alcove recessed down lights and ceiling pendant lights.
- There is a wooden plank floor.
- The opening width between the lounge and dining room is 162cm.
- There is a dining table with six loose chairs (47cm seat height) and a clear space around the table to the wall of 67cm.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen

- The kitchen is situated on the ground floor with open access from the dining room and lounge.
 - The opening width between the kitchen and utility room is 92cm. There is small step down, 5cm high.
 - The door of the oven drops down and the handle is 55cm above the floor. The hob is 96cm from the floor.
 - The worktop and sink with mixer lever taps are 94cm above the floor. The microwave is on the worktop, along with a cordless kettle, toaster and air oven.
 - All cabinets are undercounter, with drawers and cabinets.
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- Natural daylight enters through the large rear window and velux window.
- The floor is quarry tiled.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen and door to the rear porch and garden.
- The opening width between the kitchen and utility room is 98cm and between the utility room and garden porch is 62cm.
- There is a door to a small store, 65cm wide.
- There is a free standing fridge freezer with the highest fridge shelf at 152cm and the lowest freezer drawer at 34cm.
- There is a freestanding wash/dryer.
- Natural daylight enters through the rear window.
- There is a ceiling light.
- The floor is quarry tiled and uneven in places.
- Audible smoke alarm fitted.

Bath Room

- The bathroom is situated on the first floor accessed from the stair half landing.
- The door opening width between the landing and bathroom is 64cm.
- The toilet seat height is 40cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 84.5cm high.
- The bath is 52cm high with an over bath thermostatically controlled shower with hinged 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 vinyl tiled.
- The floors and walls are grey in tone with limited contrast in colour.
- There is a heated towel rail, 115cm high to the lowest rail and 178cm high to the highest.
- Natural daylight enters through the rear window.
- There is a ceiling mounted light.

Bedroom 1 - Double Kingsize Bedroom - First Floor (Rear)

- The door opening width between the bedroom and landing is 82cm.
- The height of the king size bed from the top of the mattress to the floor is 65cm and the clear space next to the bed is 7.5cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 79.5cm high and the bedside cabinets are 66cm high.
- There are 4 hanging hooks, 161cm high. There is no wardrobe.
- Natural daylight enters through the rear window. Three are blackout curtains.
- There is ceiling pendant light and bedside lamps.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.



Bedroom 2- Double Kingsize Bedroom - First Floor (Front)

- The door opening width between the bedroom and landing is 82cm.
- The height of the king size bed from the top of the mattress to the floor is 64cm and the clear space around the bed is 77cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 79.5cm high and the bedside cabinets are 66cm high.
- There are 4 hanging hooks, 160cm high. There is no wardrobe.
- Natural daylight enters through the front window. Three are blackout curtains.
- There is a ceiling pendant light and bedside lamps.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.

Bedroom 3 - Single Bedroom - First Floor (Front)

- The door opening width between the bedroom and landing is 79cm.
- The height of the single bed from the top of the mattress to the floor is 56cm and the clear space next to the bed is 127cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 91cm high and the bedside cabinet is 81cm high.
- There are 4 hanging hooks, 145cm high. There is no wardrobe.
- Natural daylight enters through the front window. Three are blackout curtains.
- There is ceiling pendant light.
- The floor covering is a short piled carpet.
- Audible smoke alarm fitted.

Garden

- There is a small paved patio area with free standing table (78cm high), 5 chairs (41cm seat height) and a free-standing BBQ.
- There are three steps up to a grass lawn area.
- There is a level gravelled path (115cm wide) which leads to the parking area and covered store.

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 From Street



Rear Parking Area



Rear Door To Porch & Key Box



Lounge



Level Access To Dining & Kitchen



Kitchen



Utility Room



Stair



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Patio & Garden



Raised Garden