



Y Bwlch Access Statement

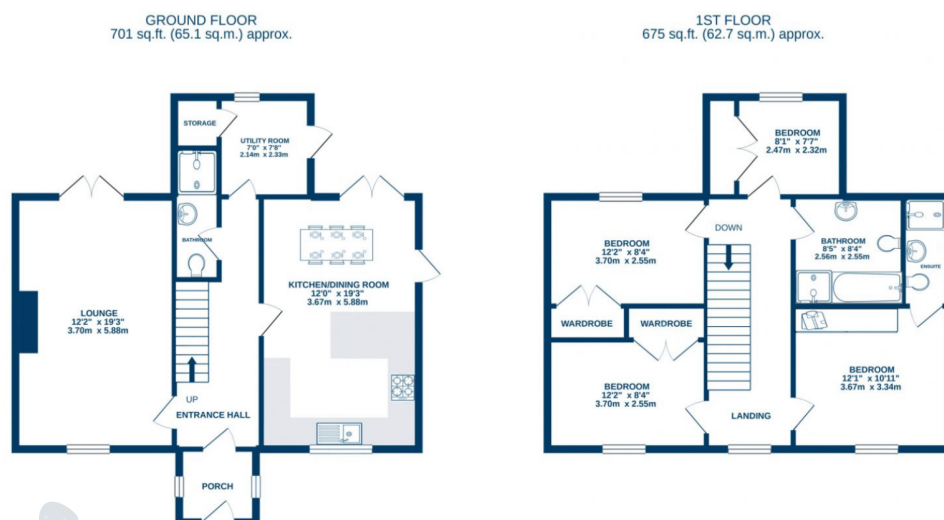
Pre-Arrival

- 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.
- Y Bwlch 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 Solva.
- The nearest bus stop is in Solva High St, approximately 250m from the cottage. More information on bus times can be found at <https://bustimes.org/localities/solva>
- 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 three cars on a level paved area in front of the property.
- Access to the front door is up 10 steps, 15.5cm high and 123cm wide with a handrail on the right side. There is an additional ramped access, suitable for wheelchair, 115cm 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 right side of the entrance porch, 145cm 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 Solva. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There is one small step to the front door which is 4cm high.
- The front door is 87cm wide and hinged on the right side. The keyhole is 96cm high.
- The glazed entrance hall door is 81cm wide.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is tiled with an entrance mat.
- The porch is 91cm wide at the narrowest point and clear of furniture and obstacles. The hall is 101cm wide.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 13 steps (19.5cm high, 25cm deep, 79cm wide) with a handrail on the right side, 90cm high from the stair tread.
- The landing is 75.5cm 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 and french doors to the garden.
- The door opening width between the hall and lounge is 82cm. The door has a self closer device.
- The room has two leather sofas (one large corner sofa) 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 window and garden french doors.
- There are wall lights, ceiling pendant lights and table lamps.
- There is an electric fire with remote control.
- There is a vinyl wood effect floor.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the hall, french doors to the garden and door to the garden side passage.
 - The door opening width between the hall and kitchen is 82cm and between the kitchen and garden is 163cm. The door width to the garden passage is 86cm.
 - The range oven is 83cm from the floor. The door of the oven drops down and the handle is 54cm 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 the worktop, with a cordless kettle and toaster.
 - The fridge freezer is integrated with the highest shelf at 178cm and the lowest drawer at 52cm.
 - 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 66cm.
 - There is a kitchen bar with two high stools, 79cm high.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the large window and french doors to the garden.
 - There is under unit lighting, wall lights and ceiling downlights.
 - There is a vinyl wood effect floor in the kitchen area and a tiled floor in the dining area.
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- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located to the right off the microwave.

Utility Room

- The utility room 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 utility room is 75cm and between the utility room and garden is 84cm.
- The worktop is 93cm above the floor with undercounter separate washing machine and dryer.
- There is a ceiling pendant and natural light from the rear window and garden door.
- The floor is a vinyl wood effect floor.

Ground Floor Shower Room

- The shower room is situated on the ground floor with level access from the landing.
- The door opening is 82cm wide.
- The toilet seat height is 45cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 82cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 17cm high.
- There is no non-slip mat provided for the shower.
- There is a lever tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The walls and furniture are light in tone, providing minimum contrast.
- There is a heated towel rail, 79cm high to the lowest rail and 40cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 72.5cm.
- 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 111cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 77cm high and the bedside tables are 65cm high.
- There is a built-in wardrobe with door handles at 101cm high and hanging rail at 164cm high.
- Natural daylight enters through the large front 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 bathroom is 71cm.
- The toilet is immediately as you enter with a 40cm wide passing space. The seat height is 45cm high and is only accessible from the front and left side (if entrance door is open).
- The wash basin is pedestal mounted and 80cm high. There is a 40cm wide passing space to the shower.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 8cm high.
- There is no non-slip mat provided for the shower.
- There is a lever tap on the wash basin.
- There are no grab rails in the shower.



- The floor covering is tiled.
- The floors, walls and furniture are light in tone, providing minimum contrast.
- There is a heated towel rail, 69cm high to the lowest rail and 100cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Bedroom 2 - Double Bedroom - Second Floor

- The door opening width between the bedroom and landing is 71.5cm.
- The height of the double bed from the top of the mattress to the floor is 57cm and the clear space around the bed is 59cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 57cm high.
- There is a built in wardrobe with door handles at 101cm high and hanging rail at 165cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Bedroom 3 - Twin Bedroom - First Floor

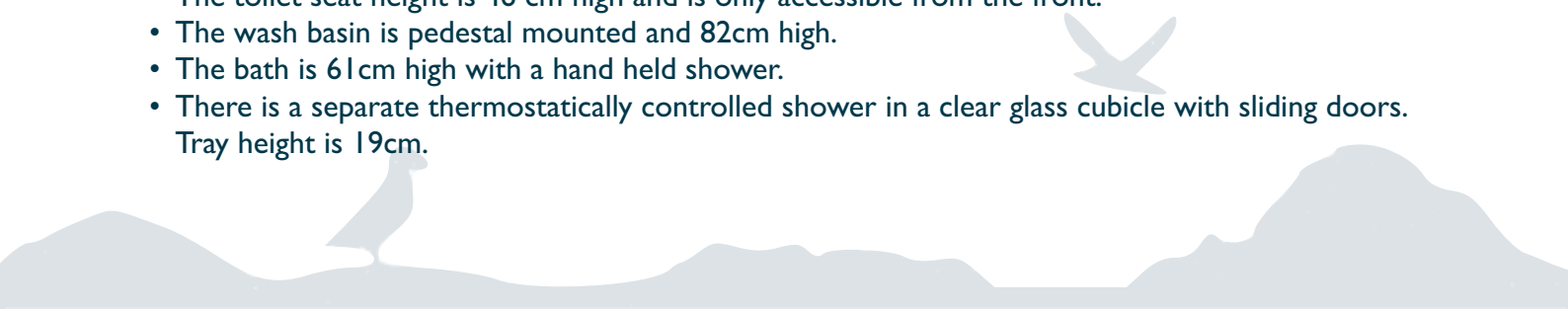
- The door opening width between the bedroom and landing is 72cm.
- The height of the twin beds from the top of the mattress to the floor is 63cm and the clear space between the beds is 49cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 57cm high.
- There is a built in wardrobe with door handles at 100cm high and hanging rail at 165cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

Bedroom 4 - 'Triple' Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- The height of the double bed from the top of the mattress to the floor is 53cm and the height of the single bed above, from the top of the mattress to the floor is 140cm. The clear space next to the beds is 103cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 74cm high and the bedside table is 58cm high.
- There is a built in wardrobe with door handles at 101cm high and hanging rail at 165cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short pile carpet.

First Floor Family Bath & Shower Room

- 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 46 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 82cm high.
- The bath is 61cm high with a hand held shower.
- There is a separate thermostatically controlled shower in a clear glass cubicle with sliding doors. Tray height is 19cm.



- There is no non-slip mat provided for either the shower or bath.
- There are lever taps on both wash basin and bath.
- There are no grab rails or balance aids in either the bath or shower.
- The floor covering is tiled.
- The floors, walls and furniture are light in tone providing minimum contrast.
- There is a heated towel rail, 81cm high to the lowest rail and 147cm high to the highest.
- Natural daylight enters through the small velux window.
- There are ceiling spotlights.

Garden

- The door opening width between the utility room and garden is 84cm and from the kitchen dining area french doors is 163cm.
- There is one step to the garden from the doors which is 25cm high.
- There is a paved patio area with free standing picnic table (75cm high) and benches (43cm seat height).
- There is a hot tub with two steps up (no hand rail) 20cm high and 67cm wide.
- There are nine steps up to a grass lawn area with a handrail to the right after the first three steps. Care must be taken on the lower treads.
- There is a level paved passage to the side of the property with gate (107cm wide) which leads to the front access ramp landing.

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 & Ramped Access



Steps to Front Door



Entrance Hallway





Lounge



Kitchen & Dining



Kitchen



Dining Area



Utility Room



Ground Floor Shower Room



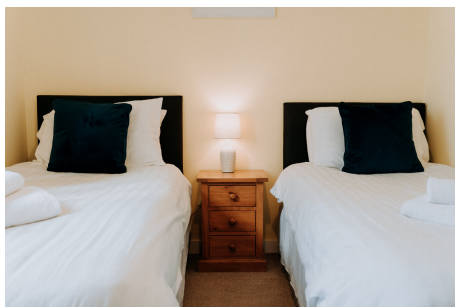
Kingsize Bedroom



Kingsize Ensuite



Bedroom Level Access



Twin Bedroom



Double Bedroom



Triple Bedroom



Family Bathroom



Garden



Raised Garden Lawn