



Yr Hen Laethdy Access Statement

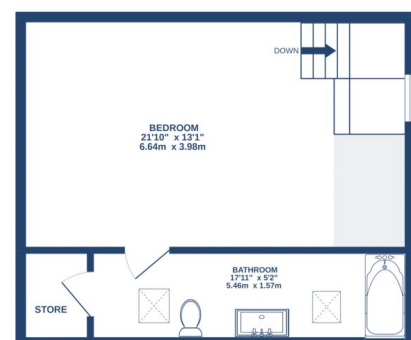
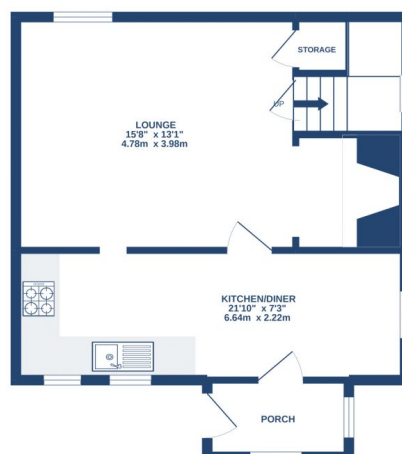
Pre-Arrival

- 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.
- Yr Hen Laethdy is arranged on ground and first floor levels.
- You can view the floor plans of the property in this statement or 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 2 miles 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

- You can off-load in front of the cottage. Parking is available for your car on the gravel area in front of the big barn.
- The parking area is approximately 15 metres from the front door and is sloping and uneven in places. There are two steps up to the entrance door (tallest 16.5cm high).
- There is an outside light to the front of the cottage, illuminating the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property will be provided by the owner on arrival.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around Rhodiad. 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 16.5cm high.
- The front door is 90cm wide, centrally split and hinged on both sides. The keyhole is 78cm 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 tiled with an entrance mat.
- The hall is 93cm wide at the narrowest point as you pass a bench.
- There is good colour contrast between floors, walls and doors.
- Natural daylight enters through a large side window and entrance doors.
- There is a wall spotlight.

Kitchen

- The kitchen is situated on the ground floor with level access from the entrance hall.
- The door opening width between the hall and kitchen is 81cm.
- There is 157cm between the work units and opposite wall.
- The oven is 80cm from the floor. The door of the oven drops down and the handle is 70cm above the floor. The hob is 91cm from the floor.
- The worktop and sink with mixer lever taps are 86cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge is undercounter with the highest shelf at 65cm and the lowest drawer at 27cm.
- The dining area is within the kitchen. There is a dining table with four loose chairs (48cm seat height) and a clear space around the table of 70cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through three windows.
- There are ceiling spotlights and wall lights.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the kitchen.
- The door opening width between the hall and lounge is 81cm.
- The room has one sofa, armchair and foot stool, and a side chair, with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the window and garden door.
- There are wall lights and table lamps.
- There is an open burning stove with fire guard, set within an inglenook chimney.
- There is a wooden floor with central rug.
- There is good colour contrast between floors and walls, however doors are similar in colour.

Stairs To First Floor Bedroom

- The door to the stairs is located off the lounge. The door is 60cm wide.
 - There are 4 steps (19.5cm high, 25cm deep, 69cm wide) with a handrail on the left side, 72cm high from the stair tread to a half landing and a further 8 steps of same proportions to the first floor landing.
 - Natural daylight enters through a window.
 - The floor covering is a short pile carpet.
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- Audible smoke alarm fitted.

First Floor Double Bedroom

- The stair opens directly out into the bedroom.
- The height of the double bed from the top of the mattress to the floor is 58cm and the clear space around the bed is 120cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 102cm high and the bedside tables are 61cm high.
- There is a freestanding wardrobe with door handles at 130cm high and hanging rail at 150cm high.
- Natural daylight enters through two windows and two velux windows (these do not have blinds).
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

Bathroom

- The bathroom is one step down from the bedroom (22cm high).
- The space is within the roof eaves and has limited headroom where the fixtures are located.
- The door opening width between the bedroom and bathroom is 82cm.
- The toilet seat height is 44 cm high and is accessible from the front and both sides.
- The wash basin is vanity mounted and 82cm high.
- The bath is 54cm high with a shower attachment.
- 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.
- The floor covering is tiled.
- The floors, walls and furniture are all light in tone with limited contrast in colour.
- Natural daylight enters through two velux windows.
- There are ceiling lights.

Garden

- The garden is located to the rear of the property, accessed off the lounge.
- The door opening width between the lounge and garden is 84cm.
- There is one step to the garden from the door which is 9cm high.
- There is a paved terrace area, uneven in places, enclosed by a low wall, with free standing table (77cm high), and four chairs (46cm seat height).
- There is one step down, 22cm high, to a further paved area and gate to the front of the cottage.
- There is a gate to exit the garden, 101cm wide.

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



Front Entrance



Kitchen



Dining Area



Lounge



Lounge (looking towards stair)



Bedroom



Bathroom



Terrace



Garden

