



Yr Ydlan 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 Ydlan 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 from the station is in St Davids centre, approximately 4.5 miles from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire> The Strumble Shuttle bus operates between 25th May 25th and 29th September connecting St Davids and Brea.
- 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>
- It should be noted that due to the stepped approach and interior space, it may not be suitable for guests who are wheelchair users or have mobility difficulties, due the changes in levels both on the inside and outside of the cottage.
- 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.

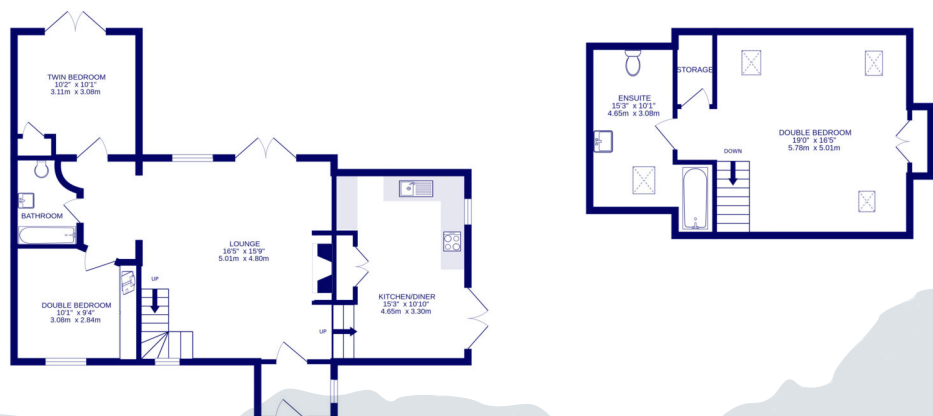
Key Collection, Car Parking & Communications

- Parking is available for 2-3 cars on the grass area as you enter the cottage grounds.
- The parking area is approximately 20 metres from the front door, down 15 steps (tallest is 12cm high). The steps are wooden sleepers and the path is sloping and gravelled. Care must be taken.
- The steps are flanked by coastal planted borders. There is no handrail.
- The steps bring you to a gravelled area with stepping stone pavers to the front door.
- 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 is kept in a key safe to the left of the entrance door, 164cm 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 Brea and around St Davids. Please check with your provider, prior to arrival.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.

Floor Plan



Entrance to Property & Porch

- There is one step over the front door threshold which is 17cm high.
- The front door is 77.5cm wide and hinged on the left side. The keyhole is 116cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall in the porch.
- The floor covering inside the entrance porch is slate tiled with floor mat.
- The porch is 144cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

Lounge

- The lounge is situated on the ground floor with level entry from the entrance porch.
- The door opening width between the porch and lounge is 90cm.
- There is good circulation space.
- The room has one sofa and two arm chairs 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 full height windows and door to the enclosed garden.
- There are ceiling spotlights and table lamps.
- There is a log burning stove. The door handle is 45cm from the floor.
- The floor is slate tiled with a central flat weave rug.
- There is one step down to the bathroom and bedrooms, 13.5cm high.
- There is good colour contrast between floors, walls and doors.

Stairs to First Floor Bedroom

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 12 oiled timber steps to the first floor bedroom, with one winding half landing. The steps have open treads (19.5cm high, 25cm deep, 75cm wide). There is a handrail on the right side, 93cm high from the stair tread.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor, three steps up from the lounge (17cm high).
- The opening width between the lounge and kitchen is 138cm and between the kitchen french doors to the garden is 134cm. The doors to the side garden have a 6cm step over the threshold with a step down to the garden, 21cm high.
- The oven is 81cm from the floor. The door of the oven drops down and the handle is 73cm above the floor. The hob is 91cm from the floor.
- The sink with mixer lever taps are 87cm above the floor. The cordless kettle and toaster are on the worktop.
- The freestanding fridge freezer is located in the pantry, with the highest fridge shelf at 125cm and the lowest freezer drawer at 32cm.
- The dining area is within the kitchen. There is a dining table with six loose chairs (50cm seat height) and a clear space around the table end of 106cm.
- Glasses can be moved from the wall shelves if required. Please request this when booking.
- Natural daylight enters through window and french doors.



- There is a ceiling pendant light, down lights and spot lights.
- The floor is slate tiled.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.

Ground Floor Bathroom

- A bathroom is situated on the ground floor with level access from the hallway off the lounge.
- The door opening width between the hallway and bathroom is 75cm.
- The toilet seat height is 44 cm high and is only accessible from the front side.
- The wash basin is pedestal mounted, 80cm high.
- The bath is 54cm high and has an overhead shower with lever taps and hinged glass screen.
- There is no non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There are no grab rails in the bath.
- There is a slate tiled floor.
- There is good colour contrast between floors, walls and doors.
- There is a heated towel rail above the bath, 66cm high to the lowest rail.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 1 - Double Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 73.5cm.
- Space is restricted as you enter passing the bed.
- The height of the double bed from the top of the mattress to the floor is 60cm and the clear space around the bed is 48.5cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 70cm high.
- There is a built-in wardrobe with door latches at 129cm high and hanging rail at 171cm high.
- Natural daylight enters through the shuttered window.
- There are ceiling down lights and table lamps.
- There is a slate tiled floor.

Bedroom 2 - Twin Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 88.5cm.
- There is restricted head height as you enter the room.
- The height of the twin beds from the top of the mattress to the floor is 60cm and the clear space between the beds is 56cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 69cm high.
- There is a built-in wardrobe with door handle at 117cm high and hanging rail at 168cm high.
- Natural daylight enters through the french doors to the garden.
- The doors to the rear garden have a 6cm step over the threshold with a step down to the garden, 23.5cm high.
- There are ceiling down lights and a table lamp.
- There is a slate tiled floor.



Bedroom 3 - King Size Gallery Bedroom - First Floor

- The stair opens into the bedroom with no door. Care must be taken at night as you pass to the bathroom.
- This bedroom has restricted head height due to it's position in the eaves.
- The height of the king size bed from the top of the mattress to the floor is 45cm and the clear area around the bed is 87cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- The bedside tables are 59cm high.
- There is a built-in wardrobe with door handles at 135cm high and hanging rail at 156cm high.
- Natural daylight enters through three velux windows with black out blinds.
- There are ceiling down lights and bedside table lamps.
- The floor has exposed oiled wooden floor boards.

First Floor Bathroom

- The bathroom is situated on the first floor with level access from the hallway.
- The door opening width between the bedroom and bathroom is 73.5cm.
- This bathroom has restricted head height due to it's position in the eaves.
- The toilet seat height is 43cm high and is accessible from the front and sides.
- The wash basin is vanity mounted, 89cm high.
- The bath is 65cm high.
- There is no non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There are no grab rails in the bath.
- There is a porcelain tiled floor.
- The floors, walls and furniture have limited contrast in colour.
- There is a heated towel rail, 64cm high to the lowest rail and 105cm high to the highest.
- Natural daylight enters through the velux window.
- There are ceiling downlights and a wall light above the mirror.

Garden

- There is a rear gravel area and path along the perimeter of the cottage leading to the front of the property. A gate divides the side and rear areas, 92cm wide.
- There are two steps up from the rear garden to the side path, 16cm high.
- There is a small gravelled area next to the entrance porch on the front face of the cottage with free standing low table (39cm high), a chair and sofa seat (32cm seat height).

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



Approach to Entrance



Steps Viewed from Entrance



Parking Area



Lounge



Lounge & Stair to FF Bedrooms



Steps Up To Kitchen Dining Area



Kitchen



Dining Area



Ground Floor Bathroom



GF Bedroom 1 (double bed)



GF Bedroom 2 (twin bed)



FF Bedroom 3 (king size bed)



FF Bathroom Entrance



FF Bathroom Vanity



Rear Garden Seating Area