



Ysgol Fach Access Statement

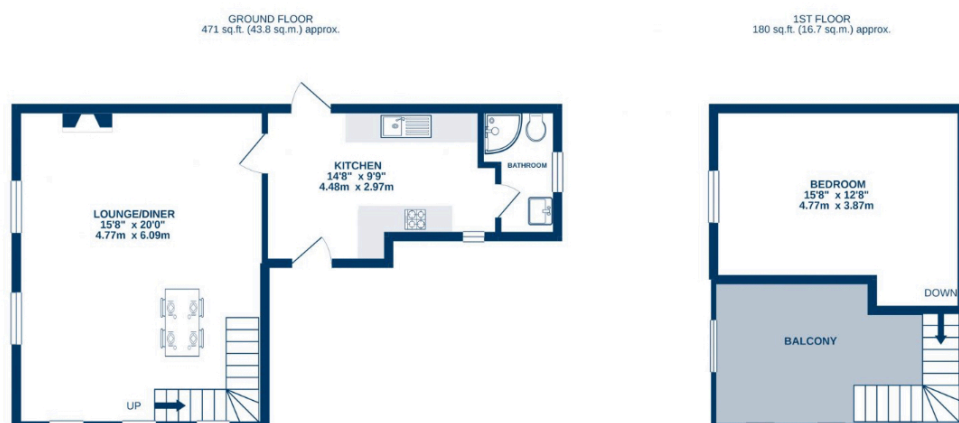
Pre-Arrival

- 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.
- Ysgol Fach 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 3 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

- Off-road parking is provided for your car on the gravel area to the side of the cottage.
- The level parking area is approximately 2metres from a gate (85cm wide) leading to a level gravelled terrace and the entrance door, a further 6m from the gate.
- 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, on the meter cabinet, 37cm 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 one small step to the front door which is 5cm high, and a further small step over the door threshold of 4.5cm.
- The front door is 94cm wide and hinged on the left side. The keyhole is 111cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the entrance.
- The entrance door opens directly into the kitchen.
- The floor covering inside the entrance is an antique tile floor which is uneven in places.
- The access through the kitchen to the shower room at the narrowest point is 68cm wide.
- There is good colour contrast between floors, walls and doors.

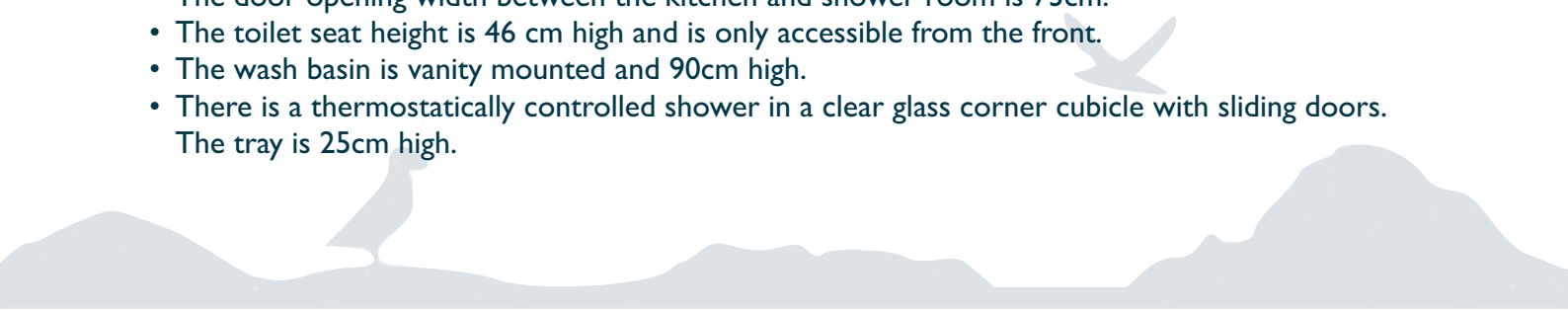
Kitchen

- The kitchen is situated on the ground floor with level access from the entrance door.
- The oven is 85cm from the floor. The door of the oven drops down and the handle is 72cm above the floor. The hob is 90cm 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, coffee machine and toaster.
- The fridge is undercounter with the ice box at 70cm and the lowest drawer at 26cm.
- Natural daylight enters through the velux window.
- There are ceiling pendant lights.
- The floor is antique tiled, and uneven in places.
- There is a good colour contrast between floor, cupboards and other surfaces.
- There is a fire blanket located to the right of the sink.

Lounge & Dining Area

- The lounge is situated on the ground floor, entered from the kitchen. The door threshold is 4cm high.
- The door opening width between the kitchen and lounge is 85cm.
- There is good circulation space within the room, however, to pass the sofa to the stair, the passing width is 51cm.
- The room has a large sofa (with extended chaise end) and arm chair with non-feather cushion seating.
- There is a dining table with four loose chairs (46cm seat height) and a clear space around the table end.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the very large front and side windows.
- There is a ceiling pendant light over the dining table, floor lamp and ceiling downlights.
- There is a log burning stove. The door handle is 29cm from the floor.
- There is a wooden floor with floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Shower Room

- The shower room is situated on the ground floor with level access from the kitchen.
 - The door opening width between the kitchen and shower room is 73cm.
 - The toilet seat height is 46 cm high and is only accessible from the front.
 - The wash basin is vanity mounted and 90cm high.
 - There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The tray is 25cm high.
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- 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 a tiled wood effect.
- The floors, walls and furniture contrast in colour and finishes.
- There is a heated towel rail, 150cm high to the lowest rail and 175cm high to the highest.
- Natural daylight enters through the low level side and front windows.
- There is a ceiling light and a tap that illuminates when in use.

Stairs to First Floor Gallery Bedroom

- The stairs and landings are bathed in natural light with very good ceiling heights.
- There are 7 steps (18.5cm high, 26.5cm deep, 80cm wide) to a half landing, with a further 6 steps to the gallery bedroom. There is a handrail on the left side, 95cm high from the stair tread.
- The stair has a central flat weave stair runner.
- The gallery balustrade is 109cm high, overlooking the lounge area below.
- Audible smoke alarm fitted.

First Floor Gallery Double Bedroom

- The stair opens directly into the bedroom.
- The height of the double bed from the top of the mattress to the floor is 54cm and there is clear space next to the bed.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 116cm high and the bedside tables are 62cm high.
- There is a freestanding wardrobe with door handles at 99cm high and hanging rail at 150cm high.
- There is a freestanding changing modesty screen, providing privacy to the bed.
- Natural daylight enters through the very large window. There are window blinds to the lower window section but not to the smaller top arched parts of the window. The other window and velux both have blinds.
- There is a ceiling pendant light and table lamps.
- There is a wooden floor with floor rug.

Garden Terrace

- There is a small enclosed gravelled terrace area by the entrance door, with low table (37cm high), two arm chairs (43cm seat height).
- There is a landscaped field adjacent to the parking area which you are welcome to use. There are no level paved paths and there is a small pond to the far end with no perimeter fencing.

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 (to the right)



Enclosed Terrace to Entrance



Kitchen (door to shower room)



Shower Room



Lounge



Dining Area



***Gallery Bedroom
Overlooking Lounge***



Bedroom



Front Terrace



Landscaped Field

