



Sibrwd Y Clychau 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.
- Sibrwd Y Clychau is arranged over one level.
- 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 400m 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

- Parking is available for two cars on the private drive and two cars on the off-road lay-by directly outside the property.
- The drive parking area is approximately 5 metres from the front door.
- There are outside lights 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, 128cm from floor level.
- 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 a gate from the street 105cm wide with a single step up to a level path, 8cm high, leading to the front door.
- There is a step up to the front entrance door 10cm high, with a further step over the threshold 7cm high
- The front door is 74cm wide and hinged on the right side. The keyhole is 117cm high.
- The entrance is lit by outside lights, controlled by a switch on the inside wall by the front door.
- The floor covering is an engineered wood plank effect floor inside the entrance, with an entrance mat.
- The hall is 121cm wide at the narrowest point and can be made clear of furniture.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Occasional Dining Room & Lounge

- The occasional dining room has level access from the hallway.
- The door opening width between the occasional dining room and hall is 73cm.
- There is a breakfast dining table with two loose chairs (46cm seat height) and a clear space to the front of the table of 155cm.
- The opening width between the occasional dining table and lounge is 157cm.
- The lounge has three sofas with non-feather cushion seating.
- There is a 43" Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large glazed sliding doors to the conservatory.
- There are ceiling pendant lights, floor lamps and a table lamp.
- The floor covering is an engineered wood plank effect floor with floor rugs.
- There is a good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.
- The sliding doors to the sun room open to 136cm width.

Sun Room

- There is a 10cm high step down over the threshold of the sliding doors to the sun room from the lounge, with a further single step 18cm high (take care as step has no hand rail).
- The sun room has one 2 seat sofa, an armchair, 3 side chairs and a small breakfast table. Upholstered chairs have non-feather cushion seating.
- Natural daylight enters through the large glazed walls, doors and ceiling. There are blinds to shade the direct sunlight overhead.
- There is a floor lamp.
- There is a ceramic tiled floor.
- There is a good colour contrast between floors and walls.
- The door opening width between the conservatory and garden is 79.5cm, with a 19.5cm high step down to the terrace path.

Kitchen

- The kitchen has level access (small change of flooring with 1cm threshold) from the occasional dining room.
- The door opening width between the occasional dining room and kitchen is 71cm.
- The integrated twin oven handles are 153cm and 106cm from the floor. The hob is 91cm from the floor.



- The worktop and sink with mixer lever taps are 91cm above the floor. There is a cordless kettle and toaster on the worktop.
- There is a freestanding fridge freezer. The highest fridge shelf is 103cm and the highest freezer shelf is 142cm high.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- There is a dining table with five loose chairs and a bench seat (48cm seat height) and a clear space around the table front of 145cm.
- Natural daylight enters through the three windows over the garden.
- There is under wall unit lighting and ceiling lights.
- There is a 40" Smart TV with remote control providing subtitles and audio description capability.
- There is wooden effect vinyl floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat and carbon monoxide alarm fitted.

Utility & Boot Room

- The utility and boot room is accessed from the kitchen and door to the garden.
- The opening width between the kitchen and boot room is 72cm and between the boot room and utility room is 71cm.
- There is a 4cm high step down over the threshold of the doors to the boot room from the kitchen, with a further two steps down, 14cm high
- There is a step over the door threshold from the boot room to the utility room of 8cm high.
- The worktop sink with mixer lever taps are 92cm above the floor and there is a further butler sink, with taps 86cm high.
- The tumble dryer and washing machine are undercounter.
- Natural daylight enters through the boot room windows over the garden.
- There are wall spotlights.
- There is ceramic tile floor in the boot room and a wooden effect vinyl floor inside the utility room.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible smoke alarm fitted.
- The door opening width between the boot room and garden is 70cm, with a 23cm high step down to the terrace.

Shower Room

- The shower room has level access from the hallway.
- The door opening width between the hallway and shower room is 63cm.
- The toilet seat height is 47 cm high and is accessible from the front and right side.
- The wash basin is mounted in a wall mounted vanity cabinet and 95cm high.
- There is a walk-in thermostatically controlled shower with overhead and wall mounted heads, with clear glass screen.
- There is a non-slip mat provided the shower.
- There are lever taps on the wash basin and hand sensor controls for the shower, 125cm high.
- There are no grab rails in the shower.
- There is a wood effect ceramic tiled floor covering.
- There is little colour contrast between floors and walls.
- There is a heated towel rail, 75cm high to the lowest rail and 189cm high to the highest.
- Natural daylight enters through the obscured glass window, opening onto the boot room.
- There are ceiling downlights.



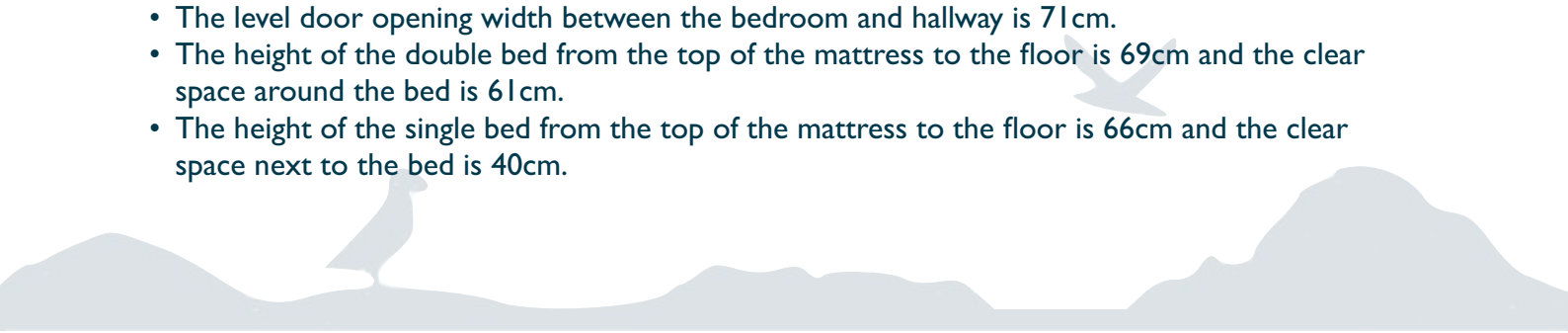
Bedroom 1 - Kingsize Bedroom with Ensuite

- The bedroom has level access from the lounge. The door opening width between the bedroom and lounge is 71cm.
- The height of the kingsize bed from the top of the mattress to the floor is 68cm and the clear space around the bed is 85cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 79cm high and the bedside tables are 77cm high.
- There is a freestanding wardrobe with door handles 95cm high and hanging rail at 145cm high.
- Natural daylight enters through a large window with Venetian blinds and black out curtains.
- There is a ceiling track spot light and bedside lamps.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.
- The door opening width between the bedroom and ensuite is 75cm.
- The ensuite has level access from the bedroom.
- The toilet seat height is 50 cm high and is accessible from the front and right side.
- The wash basin is mounted in a floor standing vanity cabinet, 85cm high.
- The freestanding bath is 56.5cm high with hand held shower.
- There is a separate thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The step into the tray is 9cm high and there cubicle door opening width is 47.5cm wide.
- There is a non-slip mat provided 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.
- There is a wood effect ceramic tile floor covering.
- There is good colour contrast between floors and walls.
- There is a heated towel rail, 78cm high to the lowest rail and 153cm high to the highest.
- Natural daylight enters through the obscured glass side window.
- There are ceiling downlights.

Bedroom 2 - Kingsize Bedroom

- The level door opening width between the bedroom and hallway is 73cm.
- The height of the kingsize bed from the top of the mattress to the floor is 67cm and the clear space around the bed is 50cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 79cm high and the bedside tables are 62cm high.
- There is a freestanding hanging rail stand with hanging rail at 146cm high.
- Natural daylight enters through a large window with Venetian blinds and black out curtains.
- There is a ceiling track spot light and bedside lamps.
- The flooring covering is a short pile carpet.
- Audible smoke alarm fitted.

Bedroom 3 - Double Bedroom with additional Single Bed

- The level door opening width between the bedroom and hallway is 71cm.
 - The height of the double bed from the top of the mattress to the floor is 69cm and the clear space around the bed is 61cm.
 - The height of the single bed from the top of the mattress to the floor is 66cm and the clear space next to the bed is 40cm.
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- Non-feather duvets and pillows are provided.
- The dressing table is 80cm high and the bedside tables are 72cm high.
- There are two freestanding hanging rail stands with hanging rail at 143cm high.
- Natural daylight enters through the large front window with Venetian blinds and black-out curtain.
- There is a ceiling track spot light and bedside lamps.
- The flooring covering is a short pile carpet.
- Audible smoke alarm fitted.

Bedroom 4 - Twin Bedroom

- The level door opening width between the bedroom and hallway is 73cm.
- The height of the twin beds from the top of the mattress to the floor is 62cm and the clear space between beds is 126cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 79cm high and the bedside tables are 55cm high.
- There is a freestanding hanging rail stand with hanging rail at 143cm high.
- Natural daylight enters through the obscured glass window to the boot room. This has a blackout roller blind.
- There is a ceiling track spot light and bedside lamps.
- The flooring covering is a short pile carpet.
- Audible smoke alarm fitted.

Garden

- There is a paved patio area with dining table (75cm high) and two benches (42cm seat height) and a free-standing BBQ stand.
- There is a level access to a grass lawn area.
- There is a single step up to a decked seating area, 173cm high, with five chairs and a sofa seat.
- The garden is enclosed with a stone and block wall, 96cm high at the lowest point.
- There is a paved passage to the side of the property (60cm wide at narrowest point) which leads to a gate (81cm wide) and the front garden area.

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 Parking Area & Garden



Entrance Hall



Occasional Dining Room



Lounge



Sunroom



Kitchen



Kitchen Dining Area



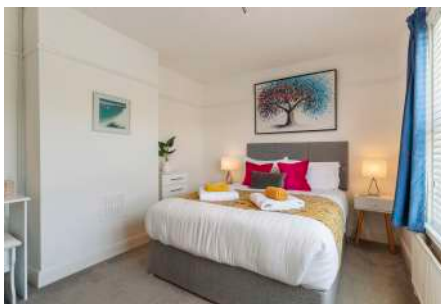
Utility Room



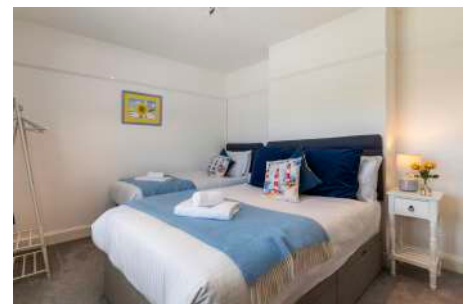
Bedroom 1 & Ensuite



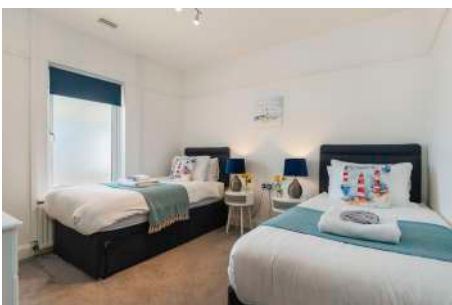
Ensuite



Bedroom 2 - Kingsize



Bedroom 3 - Double & Single



Bedroom 4 - Twin



Garden Terrace



Rear Garden