



Ffynnon Wdig Access Statement

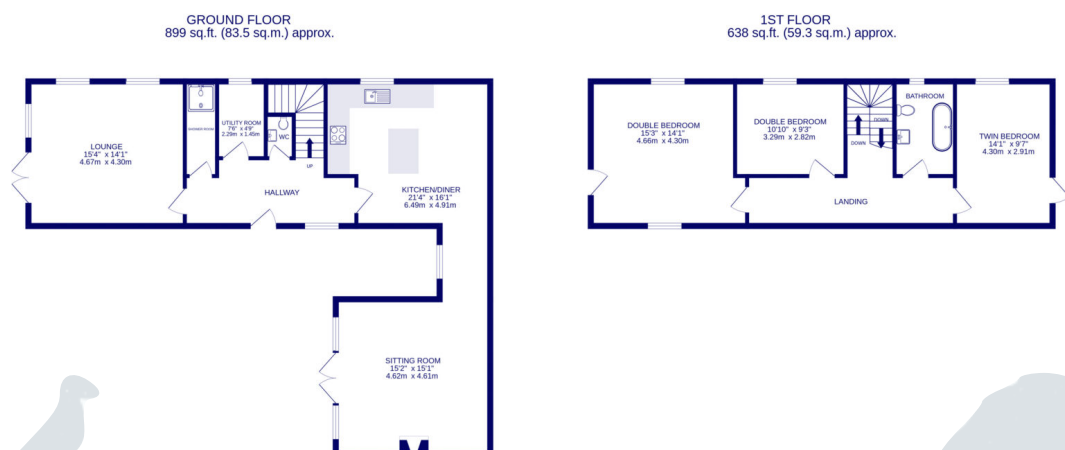
Pre-Arrival

- 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.
- Ffynnon Wdig 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/Solva High St, 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 Berea.
- 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 property age, it may not be suitable for guests who are wheelchair users, 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 3+ cars on the grass parking area to the rear of the cottage as you approach.
- The parking area is approximately 12 metres from the front door, up 1 step to a paved area (20cm high).
- There is an outside light to the rear 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 opposite the rear main entrance door, 157cm 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 Berea and around St Davids. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Hallway

- There is one step over the front door threshold which is 11cm high.
- The front door is 78cm wide and hinged on the left side. The keyhole is 108cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the lounge door.
- The floor covering inside the entrance is slate tiled with coir floor mat and sisal rug.
- The hall is 150cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

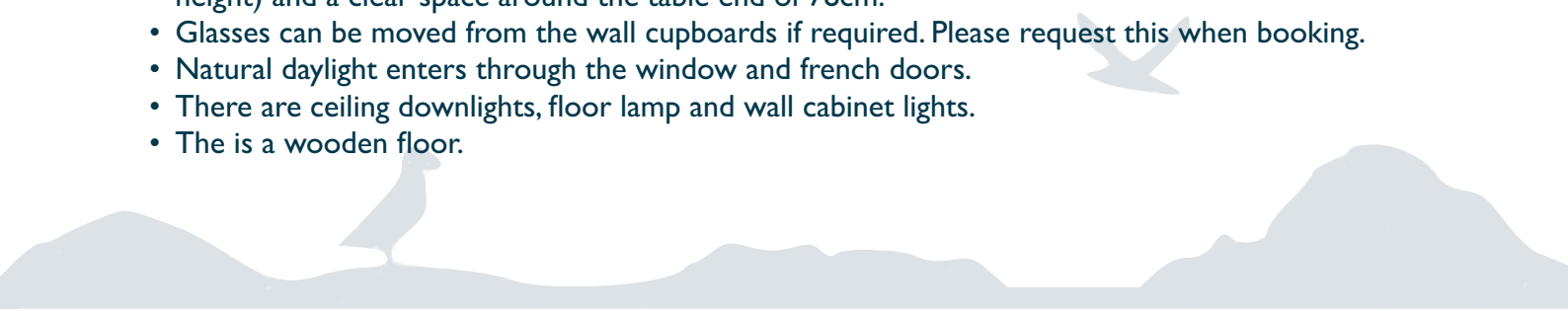
Lounge

- 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 80cm.
- There is good circulation space.
- The room has one sofa with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through three windows and french door to the paved terrace.
- There is a ceiling pendant light and floor lamp.
- There is a wooden floor with a central rug.
- There is good colour contrast between floors, walls and doors.

Stairs to First Floor

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 12 painted timber steps to the first floor, with one half landing. The steps have closed treads (20cm high, 25cm deep, 81cm wide). There is a handrail on the left side, 106cm high from the stair tread.
- The landing is 140cm wide at the narrowest point.
- The landing has restricted head height due to its position in the eaves.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- 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 80cm and the door opening width from the kitchen to the front garden is 99cm. There is a pebbled surface outside these doors making it difficult to access the front lawn area from the kitchen.
 - The oven is 73cm from the floor. The door of the oven drops down and the handle is 66cm above the floor. The hob is 90cm from the floor.
 - The sink with mixer lever taps are 90cm above the floor. The cordless kettle and toaster are located on the worktop.
 - There is a small central island unit with 91cm clear space around.
 - The fridge is integrated with the highest fridge shelf at 165cm and the lowest freezer drawer at 43cm.
 - The dining area is within the kitchen. There is a dining table with six loose chairs (46.5cm seat height) and a clear space around the table end of 78cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the window and french doors.
 - There are ceiling downlights, floor lamp and wall cabinet lights.
 - There is a wooden floor.
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- There is a good colour contrast between floor, cupboards and work surfaces.

Sitting Room

- The sitting room is situated on the ground floor with open level entry from the kitchen.
- The opening width between the kitchen and sitting room is 144cm.
- There is good circulation space.
- The room has two sofas and a foot stool 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 glazed french doors and side windows.
- The french door opening width between sitting room and paved terrace is 164cm.
- There is a ceiling pendant light, floor lamp and table lamp.
- There is a log burning stove. The door handle is 49cm from the floor.
- There is a wooden floor with a central rug.
- There is good colour contrast between floors, walls and doors.

Ground Floor Cloak Room

- The cloak room is situated on the ground floor.
- The door opening width between the hall and cloak room is 64cm.
- The toilet seat height is 41cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted, 82cm high.
- The floor is slate tiled.
- There is a good colour contrast between floor, cupboards and work surfaces.
- There is no natural daylight.
- There is a ceiling downlight.

Ground Floor Shower Room

- A shower room is situated on the ground floor with level access from the entrance hallway.
- The door opening width between the hallway and shower room is 73cm.
- There is a thermostatic shower with glazed hinged door. There is a step up to the shower tray, 18cm high.
- There is no non-slip mat provided for the shower.
- 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, 77cm high to the lowest rail and 106cm high to the highest.
- There is no natural daylight.
- There is a ceiling downlight.

Ground Floor Utility Room

- A utility room is situated on the ground floor with level access from the entrance hallway.
- The door opening width between the hallway and utility room is 80cm.
- There is a freestanding washer/dryer.
- There is a microwave on top of the washer/dryer, 86cm high.
- There is a slate tiled floor.
- There is good colour contrast between floors, walls and doors.
- Natural daylight enters through a single small window.
- There is a ceiling light.



Double Bedroom 1 - First Floor

- The door opening width between the bedroom and landing is 80cm.
- The bedroom has restricted head height due to it's position in the eaves.
- The height of the bed from the top of the mattress to the floor is 54cm and the clear area around the bed is 56cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- The bedside tables are 67cm high.
- There is a free standing wardrobe with door handles at 115cm high and hanging rail at 178cm high.
- Natural daylight enters through a low level window and glazed terrace door. The window blind does not provide black out.
- The door to the terrace is 88cm wide.
- There is a ceiling pendant light and bedside table lamps.
- The floor has exposed oiled wooden floor boards.

Double Bedroom 2 - First Floor

- The door opening width between the bedroom and landing is 80cm.
- The bedroom has restricted head height due to it's position in the eaves.
- The height of the bed from the top of the mattress to the floor is 49cm and the clear area around the bed is 71cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 80cm high and the bedside tables are 71cm high.
- There is a hanging rail on the back of the entrance door, 179cm high.
- Natural daylight enters through a low level window. The window blind does not provide black out.
- There is a ceiling pendant light and bedside table lamps.
- The floor has exposed oiled wooden floor boards.

Bedroom 3 - Twin Bedroom - First Floor

- The door opening width between the bedroom and hallway is 83cm.
- The bedroom has restricted head height due to it's position in the eaves.
- The height of the twin beds from the top of the mattress to the floor is 55.5cm and the clear space around the beds is 96cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 60cm high.
- There is a freestanding wardrobe with door handle at 80cm high and hanging rail at 142cm high.
- Natural daylight enters through the glazed door. The window blind does not provide black out.
- There is a ceiling pendant light and bedside table lamps.
- The floor has exposed oiled wooden floor boards.
- The door leads to a small balcony and stone steps down to the front lawn area.

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 80cm.



- This bathroom has restricted head height due to it's position in the eaves.
- The toilet seat height is 44 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted, 79cm high.
- The freestanding bath is 59cm high with a hand held shower.
- 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 lightly oiled wooden floor.
- The floors, walls and furniture contrast in colours and finishes.
- Natural daylight enters through the low level. This does not have a black out blind.
- There are ceiling spot lights.

Garden

- There is a paved patio area next to the main rear entrance door of the cottage with free standing table (74cm high), four chairs (44cm seat height).
- There are 4 steps leading up to a grass lawn area, 20cm high.
- There is a shallow vegetated natural pond and ancient well (covered) to the front side area.
- There is a grass lawn area to the front of the cottage

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



Entrance & Paved Area

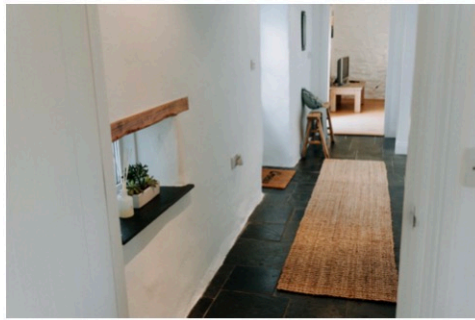


Parking Area



Fenced Paddock Field





Hallway



Stair to FF Bedrooms



Lounge



Kitchen



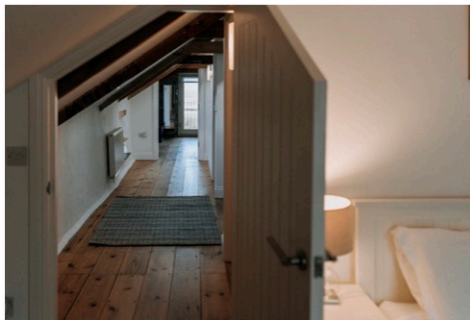
Dining Area



Sitting Room



Ground Floor WC & Shower



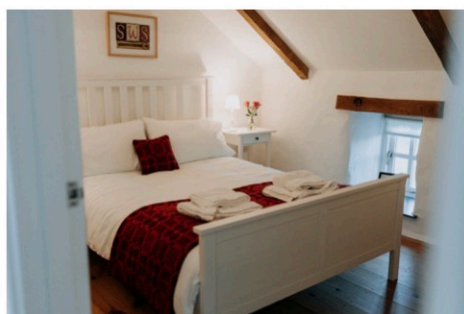
First Floor Landing



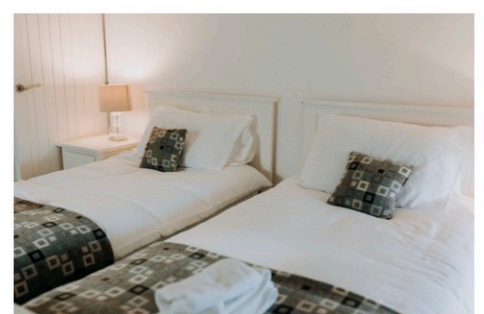
FF Bathroom



FF Bedroom 1 - Double Bed



FF Bedroom 2 - Double Bed



FF Bedroom 3 - Two Room

