Melin LLanrhian 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.
- Melin Llanrhian 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 the T11 bus will take you to Llanrhian via St Davids.
- The nearest bus stop is on Llanrhian Cross, approximately 100m 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 three cars on the private gravel driveway in front of the cottage.
- The parking area is approximately 9 metres from the front door.
- There are two steps up (15cm high) to the entrance door as you approach from the parking area.
- There is an alternative level access, through a gate from a drop off area off the road closer to the entrance door.
- There are outside lights to the front of the cottage, illuminating the entrance.
- 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 right of the entrance door, in the reveal of the recessed window on the right side, 86cm from floor level.
- WiFi is provided within the cottage.
- Mobile reception can be poor in Llanrhian. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property

- There is small slate step up to to the front door, 5.5cm high.
- The front door is 73cm wide and hinged on the left side. The keyhole is 98cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front door.
- The door opens directly into the kitchen.
- There is a surface entrance mat.
- There is good colour contrast between floors, walls and doors.

Kitchen Diner, Snug & Sun Room

- The kitchen provides stepped access to the lounge, snug and sun room.
- There is a step down from the kitchen to the snug, 23cm high which spans an opening of 170cm width. There is no handrail so please take care. The Snug has level access to the Sun Room.
- The kitchen oven controls are 84cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The induction hob is 91.5cm from the floor.
- The worktop and sink with mixer lever taps are 91.5cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The fridge freezer is integrated with the highest fridge shelf at 171cm and the lowest drawer at 48cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- There is a good colour contrast between floor, cupboards and other stone wall surfaces.
- Natural daylight enters through the two casement windows and velux roof-lights.
- There is under wall unit lighting, and ceiling downlights.
- There is a dining table with four loose chairs (46cm seat height).
- The Snug has a 2 seat sofa and a raised log burning stove. The stove handle is 33cm from the floor.
- Natural daylight enters through the snug glazed french doors.
- The sun room has full glazed walls and bifold doors leading to the garden decked terrace.
- The bi-fold doors lead to a decked terrace with a step down of 6cm.
- There is a slate tile floor throughout each of the spaces with a contrasting wooden step tread between kitchen and snug. There is a floor rug in the snug.
- Audible heat alarm fitted.
- There is a fire blanket located on the wall next to the entrance door.

Lounge

- The lounge is situated on the ground floor up one step from the kitchen 17cm high.
- The single door opening width between the kitchen and lounge is 70cm and the door opening width between the lounge and utility room is 71.5cm.
- The room has two leather sofas with non-feather cushion seating.
- There is a 109cm screen Smart TV with remote control providing subtitles and audio description capability.
- There is a a raised log burning stove. The stove handle is 75cm from the floor.
- There is a dining table with six loose chairs (46cm seat height) and a clear space around the table of 146cm.
- Natural daylight enters through the windows overlooking the gardens and glazed french doors.
- There is an area of restricted height under the stairs so please take care when circulating.
- There are ceiling downlights, floor lamps and table lamps.
- There is a slate tiled floor with central floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Stairs & Landing

- The stairs are accessed from the lounge and are well illuminated.
- At the base of the stair, head height is restricted, 182cm high.
- The stair has 11 steps (21cm high, 25.5cm deep, 72cm wide) with a winding section after the 4th tread. The handrail is on the right side, 98.5cm high from the stair tread.
- The landing is 91cm wide.
- There is an additional landing door to Bedroom 2 & 3, 72cm wide.
- There is a built in wardrobe for use of bedroom 3, with door latch at 129cm high and hanging rail at 162cm high.
- The wooden stair does not have a floor covering with no variation in finishes or tone between treads. Please take care as you ascend.
- Audible smoke alarm fitted.

Utility Room

- The lounge provides level access to the utility room.
- The door opening width between the lounge and utility room is 71.5cm.
- There is a stacked washing machine (controls 83cm from floor) and tumble dryer (controls 164cm from floor.
- Natural daylight enters through the velux roof lights.
- The floor covering is tiled.
- The floors and doors contrast in colour.
- Audible smoke alarm fitted.

Bathroom - Ground Floor

- The bathroom is situated on the ground floor with level access from the utility room.
- The door opening width between the utility room and bathroom is 62cm.
- The toilet seat height is 42cm high and is only accessible from the front.
- The bidet is 40cm high.
- The wash basin is pedestal mounted and is 82.5cm high.
- The bath is 51cm high.
- There is a separate bath tap fed shower with a glass hinged screen.
- There is no non-slip mat provided for the bath.
- There are cross head taps on the wash basin, and bidet and lever taps on the bath.
- There are grab rails in the bath.
- The floor covering is tiled.
- The floors and doors contrast in colour.
- There is a heated towel rail, 128cm high to the lowest rail and 154cm high to the highest.
- Natural daylight enters through the small window with obscured glass and velux.
- There are ceiling downlights.

Bedroom 1- Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 70cm.
- Due to the location in the eaves, the perimeter walls have restricted ceiling height.
- The height of the double bed from the top of the mattress to the floor is 72cm and the clear space around the bed is 84cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers are 106cm high and the bedside tables are 61cm high.

- There is a built in wardrobe with door latch at 130cm high and hanging rail at 167cm high.
- Natural daylight enters through the glazed french doors and low casement windows. The curtains over the french doors are not black-out.
- There are ceiling spot lights and bedside table lamps.
- There is a wooden floor with central rug.
- Audible smoke alarm fitted.
- Outside the french doors there is a ramp access to the road. There is no rail to the perimeter of the ramp and there is a drop of 238cm to the road. Care must be taken if using the ramp and children should not be permitted by parents or guardians to use this exit/access.

Bedroom 2 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- Due to the location in the eaves, the perimeter walls have restricted ceiling height.
- The height of the bed from the top of the mattress to the floor is 61cm and the clear space around the bed is 58cm.
- Feather filled duvets are provided with non-feather pillows.
- The bedside chest of drawers are 91cm high.
- There is a built in wardrobe with door latches at 128cm high and hanging rail at 172cm high.
- Natural daylight enters through the large sash window with black-out blind.
- There are ceiling spot lights.
- There is a wooden floor with central rug.
- Audible smoke alarm fitted.

Bedroom 3 - Bunk Bedroom - First Floor

- The sliding door opening width between the bedroom and landing is 73cm.
- Due to the location in the eaves, the perimeter walls have restricted ceiling height.
- The lower bunk is 85cm wide and 190cm long. The upper bunk is 85cm wide and 190cm long.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 104cm high.
- There is a freestanding hanging rail at 173cm high.
- Natural daylight enters through the velux window. There is no black-out blind.
- There are ceiling downlights.
- There is a wooden floor with central rug.
- Audible smoke alarm fitted.

Shower Room - First Floor

- The shower room is situated on the first floor with level access from the hallway.
- The door opening width between the hallway and shower room is 63.5cm.
- The toilet seat height is 42cm high and is only accessible from the front.
- The wash basin is pedestal mounted and is 82cm high.
- There is a thermostatically controlled shower in a glass cubicle with sliding doors and a 27.5cm high step into the shower. The screen opening width is 41cm wide.
- There is no non-slip mat provided for the shower.
- There are no lever taps on the basin.
- There are no grab rails in the shower.
- There is a wooden floor.
- There is good contrast between the floors and walls.

- There is a heated towel rail, 59cm high to the lowest rail and 112cm high to the highest.
- Natural daylight enters through the velux roof light.
- There are downlights and a light above the basin.

Garden

- There are many potential risks in the grounds of the property including two deep ponds, water gulleys, and a small stream that services the mill wheel. Signs have been provided to highlight dangers and a risk assessment has been provided by the owner which can be read in the Welcome Folder.
- Children must be supervised at all time when using the grounds and made aware of the risks by the parent or guardian.
- There is one step down to the garden off the sunroom decked area which is 12cm high.
- On the gravel area there is a free standing low table (68cm high) three chairs (45cm seat height) and a bench seat.
- The grass lawn area slopes from the mill wheel area down to the pond. Care must be taken as there are gulleys to the ground perimeter which will contain water in wet months.
- The mill wheel is currently being restored and has been fenced off from guests until complete. The fence must not be crossed by any guests and children should be made aware of the risks associated with playing in the 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



Gravel Parking Area



Drop-Off Area For Level Access



Entrance Door into Kitchen



Kitchen



Snug & Sunroom



Sunroom & Terrace



Lounge & Stair to Bedrooms



Lounge



Ground Floor Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



First Floor Shower Room



Terrace Outside Entrance Door



Garden