



## The Villa Abereddy 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.
- The Villa 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 stations are Fishguard & Goodwick, and Haverfordwest, served by trains from Cardiff Central Station and Swansea. There are taxis at the stations awaiting train service arrivals.
- The nearest bus stop is in Croesgoch, approximately 2 miles from the cottage. There is a limited bus service from Fishguard & Goodwick train station.
- 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 Tesco, however, this needs to be booked well in advance during the Summer peak periods. The local St Davids Peninsula Producers Food Hub, 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

- Access to the property is up an uneven surface lane, from the road.
- Parking is available for one car on the gravel area, adjacent to the main entrance. There is additional parking to the side of the cottage on a larger gravel area for 3-4 cars. This is accessed through a gate as you approach the cottage.
- The single parking area is approximately 6 metres from the front door. There is one step down (17cm) to a level slate tiled area in front of the entrance door.
- There is an outside light on the cottage, illuminating the single car park area and the entrance at night, and a further activated movement sensor light, as you approach the cottage from the lane.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe adjacent to the entrance door, 163cm 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 at 20-30mbps.
- Mobile reception is poor in Abereddy, restricting you to wi-fi calls using WattsApp or similar.

### Floor Plan



## **Entrance to Property, Entrance Hall & Bedroom Hallway**

- There is one step over the front door threshold which is 9cm high.
- The front door is 78cm wide and hinged on the right side. The mortice lock keyhole is 92cm high and there is a Yale lock, 145cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall by the front door.
- The floor is tiled with lightly riven slate.
- The hall is 136cm wide reducing to 100cm as you pass a bench seat.
- The bedroom hallway is 89cm wide.
- There is good colour contrast between floors and wall colours.


## **Utility Room**

- The utility room is situated on the ground floor with open level access from the hallway.
- The opening width between the hallway and utility room is 82cm.
- The worktop and sink is 90cm above the floor with crosshead taps.
- The washing machine is undercounter.
- Natural daylight enters through a single window.
- There are ceiling downlights.
- There is a plug-in charging torch in the hallway/utility room area, to assist in power-cuts and emergencies.
- The floor is tiled with lightly riven slate.
- Audible heat alarm fitted.

## **WC**

- The wc is situated on the ground floor with level access from the hallway.
- The door opening width between the hallway and wc is 71cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is wall mounted and 75cm high.
- The floor is tiled with lightly riven slate.
- The walls and furniture are all white, contrasting in colour and finish with the floor.
- There is no natural daylight.
- There are ceiling downlights.
- There is a heated towel rail with the lowest rail at 74cm high.

## **Kitchen**

- The kitchen is situated on the ground floor with level access from the hall.
  - The door opening width between the hall and kitchen is 71cm.
  - The oven is 81cm 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 90cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
  - There is a kitchen bar with two stools, 67cm high.
  - The fridge freezer is freestanding with the highest fridge shelf at 89cm and the lowest freezer drawer at 35cm.
  - Glasses can be moved from the wall cupboards if required. Please request this when booking.
  - Natural daylight enters through the large window.
  - There are ceiling downlights and pendant lights over the kitchen bar.
  - The floor is tiled in lightly riven slate.
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- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located on the side of the shelves above the dishwasher.

### ***Sitting Room & Dining***

- The sitting room is situated on the ground floor with level entry from the kitchen.
- The opening width between the kitchen and sitting room is 77cm.
- There is a door to the garden with opening width of 82cm.
- The room has two sofas (seat height 43cm) with non-feather cushion seating.
- There is a dining table with six loose chairs (46cm seat height) and a clear space around the table of 68cm.
- Natural daylight enters through the glazed garden door.
- There are wall lights, ceiling spotlights, a floor lamp and table lamp.
- There is a multi-fuel burning stove. The door handle is 35cm from the floor.
- There is a wooden floor with central floor rug.
- There is good colour contrast between floors, walls and doors.
- There is an audible smoke alarm and a carbon monoxide alarm.


### ***Stairs & Landing***

- The stairs and landings have natural lighting from the large velux and windows. They are located off the sitting room providing access to the upper ground floor bedroom and lower lounge.
- There are 6 steps down to the snug (22.5cm high, 27.5cm deep, 79cm wide) with a handrail on the left side, 90.5cm high from the stair tread.
- There are 5 steps in total up to the bedroom, with half landing up 1 step (22.5cm high, 27.5cm deep, 79cm wide) with a handrail on the both sides, 90.5cm high from the stair tread.
- The landing is 103cm wide with door to the bedroom.
- All stair treads are wooden, including all landings.
- Audible smoke alarm fitted.

### ***Snug***

- The snug is situated on the lower ground floor, 6 steps down from the sitting room.
- The stair opens directly into the snug.
- The room has one large wraparound sofa (seating 6) and armchair (seat height 50cm) with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through six high level windows.
- There are wall lights and table lamps (switched from wall light switch position).
- There is a multi-fuel burning stove. The door handle is 39cm from the floor.
- There is a wooden floor with central rug.
- There is good colour contrast between floors, walls and doors.
- There is an audible smoke alarm and a carbon monoxide alarm.

### ***Bedroom 1 - Double Ensuite Bedroom - Upper Ground Floor***

- The door opening width between the bedroom and landing is 70cm.
  - The bedroom is located within the eaves and has restricted head height to the perimeter of the bedroom and bathroom.
  - The height of the double bed from the top of the mattress to the floor is 60cm and the clear space next to the bed is 30cm.
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- Duck down duvets and pillows are provided.
- The bedside tables are 67cm high.
- There are wall hanging hooks at 161cm high and 115cm high.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large gable end window and velux windows (these have blinds).
- There are ceiling spotlights and a table lamp.
- There is a plug-in charging torch, to assist in power-cuts and emergencies.
- There is a wooden floor.
- The door opening width between the bedroom and bathroom is 66cm.
- The ensuite is located within the eaves and has restricted head height.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is wall pedestal mounted and 81 cm high.
- The bath is 51.5cm high with a hand held shower. The bath is 150cm in length.
- There is no non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There are low bath grab rails.
- The floor is tiled with lightly riven slate.
- The walls and furniture are white, contrasting in colours and finish with the floor.
- There is a heated towel rail, 65cm high to the lowest rail and 96cm high to the highest.
- Natural daylight enters through a velux window.
- There are ceiling downlights.

### ***Bedroom 2 - Twin Bedroom - Ground Floor***

- The door opening width between the bedroom and hallway is 71.5cm.
- The height of the twin beds from the top of the mattress to the floor is 54cm and the clear space between the beds is 50cm.
- Duck down duvets and pillows are provided.
- The chest of drawers is 117cm high and the bedside tables are 60cm high.
- There is a hanging rail at 172cm high.
- Natural daylight enters through a sash window.
- There are wall spot lights over the bed and at high level.
- The flooring covering is a short pile carpet.
- There is a plug-in charging torch, to assist in power-cuts and emergencies.

### ***Bedroom 3 - Double Bedroom with Ensuite Wet Room - Ground Floor***

- The 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 60cm and the clear space around the bed is 69cm.
- Duck down duvets and pillows are provided.
- The bedside tables are 61cm high.
- There is a freestanding wardrobe with door handles at 100cm high and hanging rail at 130cm high.
- Natural daylight enters through a sash window.
- There are wall lights and ceiling downlights.
- There is a plug-in charging torch, to assist in power-cuts and emergencies.
- The flooring covering is a short pile carpet.
- The door opening width between the bedroom and shower wet room is 71.5cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 87.5cm high.

- There is a walk-in thermostatically controlled shower, with dividing wall between the toilet.
- There is no non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The walls and furniture are white, with little contrast in colour with the floor.
- There is a heated towel rail, 94cm high to the lowest rail and 170cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

### **Bathroom**

- The bathroom is situated on the ground floor with level access from the landing.
- The door opening width between the hallway and bathroom is 72cm.
- The toilet seat height is 40 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 87cm high.
- The bath is 53cm high with a hand held shower and fixed glass screen.
- There is a non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There are no grab rails or balance aids in the bath.
- The floor covering is tiled.
- The walls and furniture are white, contrasting in colours and finish with the floor.
- There is a heated towel rail, 56cm high to the lowest rail and 90cm high to the highest.
- Natural daylight enters through an opening window.
- There are ceiling downlights.

### **Garden**

- There is one step to the garden over the dining area door threshold which is 9cm high.
- There is a level slate paved path and patio area with free standing table (69cm high), six chairs (42cm seat height) and a free-standing BBQ.
- There is a shingle border to the paving area with level area beyond. There are four uneven stone steps down to a coastal grass lawn area.
- There is a level paved path to the side of the property (127cm wide) which leads to the front entrance and parking area.
- There is an additional garden area, adjacent to the small barn.

### **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. This includes vaping of any kind.
- No pets permitted, except for assistance dogs.
- 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



**Track to Property**



**Parking Area & Entrance Door**



**Utility Room**



**Kitchen**



**Dining Area**



**Sitting Room**



**Stairs to Lounge**



**Stairs to Bedroom**



**Lounge**



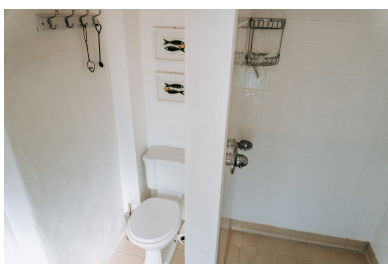
**Upper GF Double Bedroom**



**Ensuite Bathroom**



**Double Room**



**Ensuite Wet Room**



**Twin Bedroom**



**Bathroom**



**Garden Terrace**



**Garden Steps & Lawn**



**Garden Area**