



## Wdig Cottage Access Statement

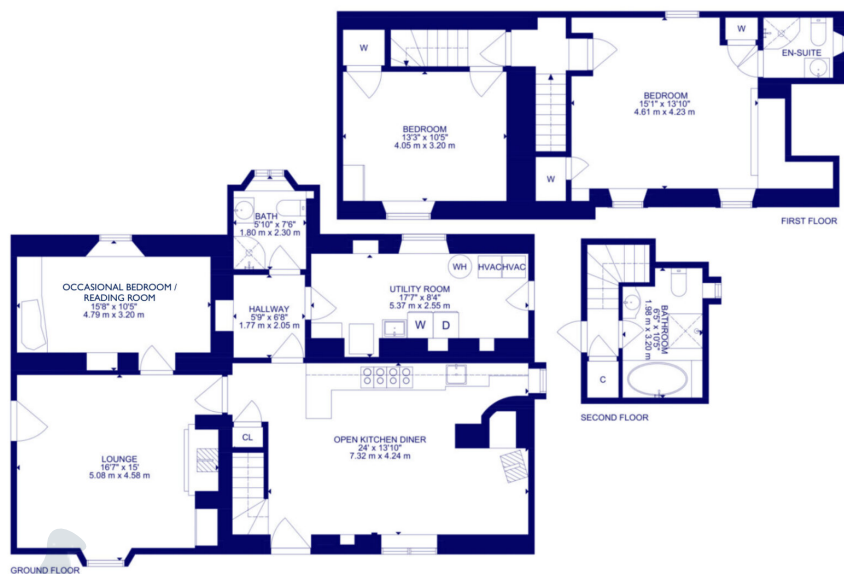
### Pre-Arrival

- 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.
- Wdig Cottage 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 in St Davids centre is approximately 1 mile from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>. The Strumble Shuttle bus operates close by between 25th May 25th and 29th September connecting St Davids, Whitesands and the coast.
- 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

- The approach to the cottage is off a minor road, along a single track for about 500m.
- Parking is available for 2 cars on the grass parking area to the right side of the cottage.
- The parking area is approximately 15 metres from the front door. The entrance door is accessed along an uneven pebbled path.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in the entrance porch on a high shelf opposite the door, 210cm 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



GROSS INTERNAL AREA  
GROUND FLOOR: 947 SQ FT, 88 m<sup>2</sup>, FIRST FLOOR: 495 SQ FT, 46 m<sup>2</sup>, SECOND FLOOR: 107 SQ FT, 10 m<sup>2</sup>  
TOTAL: 1549 SQ FT, 144 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## ***Entrance to Property***

- There is one step up to the entrance door, 14cm high and a step over the entrance door threshold, 5.5cm high.
- The front door is 78cm wide and hinged on the right side. The keyhole is 121cm high.
- The entrance opens directly into the kitchen and dining area.

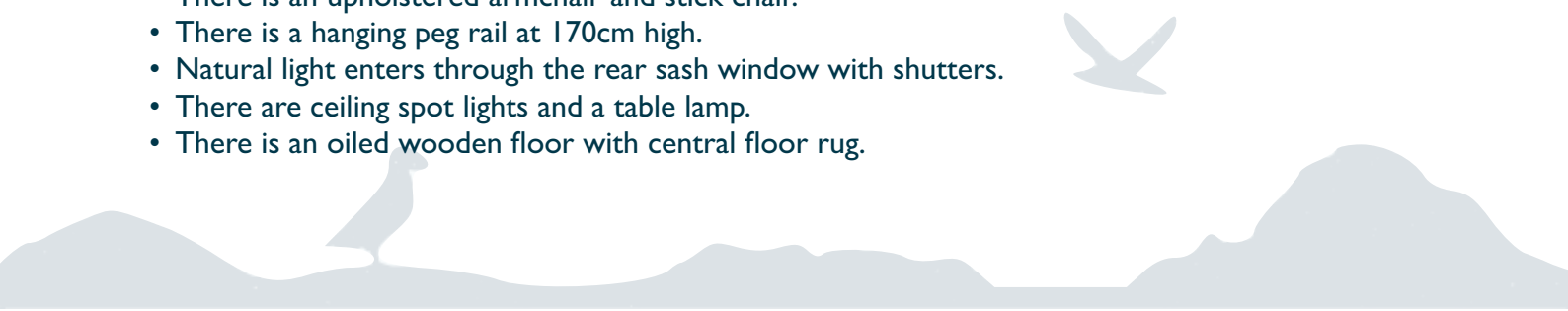
## ***Kitchen & Dining Area***

- The kitchen is situated on the ground floor with level direct access from entrance door, lounge and rear hall.
- The door opening width between the kitchen and lounge is 87cm and the door opening width between the kitchen and rear hall is 79cm.
- There is a free standing Aga range with ceramic hob. The door of the oven hinges open and the handle is 69cm above the floor. The hob is 95cm from the floor.
- The sink with mixer lever taps are 89cm above the floor and the worktop is 93cm high. The microwave, cordless kettle, toaster and coffee machine are located on the worktop.
- The low level fridge is integrated with the highest shelf at 59cm and the lowest drawer at 30cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- There is a log burning stove set with an inglenook. The door handle is 53cm from the floor.
- There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table end of 147cm.
- Natural daylight enters through the front sash windows with roller blind.
- There are ceiling pendant lights, spot lights and wall cabinet under-lights.
- There is a painted wooden floor.
- There is a good colour contrast between floor, cupboards and work surfaces.

## ***Lounge***

- The lounge is situated on the ground floor with level entry from the kitchen. There is a further door leading to the adjacent farmhouse, if access is required.
- The door opening width between the kitchen and lounge is 87cm.
- There is good circulation space.
- The room has two sofas and an armchair with non-feather cushion seating.
- There is a log burning stove set within an inglenook. The door handle is 34cm from the floor.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through a sash window with shutters.
- There are wall lights, floor lamps and a table lamp.
- There is an oiled wooden floor with a central rug.
- There is good colour contrast between the floor and walls.

## ***Bedroom I - Single Bedroom - Ground Floor***

- The single bedroom is situated off the lounge with level access.
  - The door opening width between the lounge and single bedroom is 79cm.
  - The height of the single bed from the top of the mattress to the floor is 54cm.
  - Non-feather duvets and pillows are provided.
  - There is an upholstered armchair and stick chair.
  - There is a hanging peg rail at 170cm high.
  - Natural light enters through the rear sash window with shutters.
  - There are ceiling spot lights and a table lamp.
  - There is an oiled wooden floor with central floor rug.
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- There is good colour contrast between the floor and walls.

### **Ground Floor Utility Room**

- A utility room is situated off the rear hall with level access.
- The door opening width between the hall and utility room is 76cm and between the utility room and the outside area is 78cm wide.
- There are two free standing fridge freezers with the highest fridge shelf at 100cm and the lowest freezer drawer at 33cm.
- There is a freestanding washing machine and a tumble dryer.
- The butler sink with cross head taps is 92cm above the floor.
- There is a quarry tiled floor.
- There is good colour contrast between floors, walls and doors.
- Natural daylight enters through a single window and glazed door to the rear.
- There are pendant lights.


### **Ground Floor Shower Room**

- The door opening width between the rear hall and shower room is 70cm.
- The toilet seat height is 46cm high and is only accessible from the front.
- The vanity mounted wash basin is 85cm high.
- There is a thermostatically controlled shower in a corner glass cubicle with sliding doors. The tray threshold is 9cm high and the door opening is 48cm wide.
- 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.
- There is a quarry tiled floor.
- There is good colour contrast between the floor and walls.
- Natural daylight enters through a rear window (this has a roller blind).
- There is a ceiling light and wall light above the mirror.

### **Stairs to First Floor**

- The traditional narrow cottage stair is accessed off the kitchen dining room, through an outward opening door, 72cm wide.
- The stairs and landing are not well illuminated on the lower treads.
- There are 3 winding slate steps at the base up to the door and then 10 painted timber steps to the first floor. The steps have closed treads (21 cm high, 24cm deep, 75cm wide). There is a rope handrail on the left side, 95cm high from the stair tread.
- The small landing has a natural sisal floor covering.
- Audible smoke alarm fitted.

### **Bedroom 2- Kingsize Bedroom with En-suite Shower Room - First Floor**

- There is a single step up to the entrance door, 12cm high.
  - The door opening width between the bedroom and landing is 75cm.
  - Due to the room's location in the eaves, there is restricted head height around the perimeter of the room.
  - The height of the kingsize bed from the top of the mattress to the floor is 50cm and the clear space next to the bed is 75cm at the narrowest point.
  - Non-feather duvets and pillows are provided.
  - The bedside tables are 60cm high.
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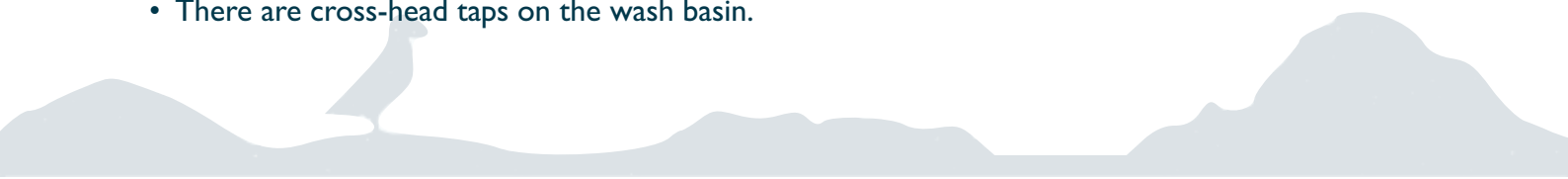
- There is a built-in cupboard and a wardrobe with door handles at 100cm high and hanging rail at 153cm high.
- Natural daylight enters through two low windows (with shutters) and a velux window (with black out blind).
- There are ceiling spot lights and bedside table lamps.
- There is natural sisal floor covering with central flat-weave rug.
- The door opening width between the bedroom and ensuite is 66cm.
- There is a step down into the ensuite, 17.5 cm high.
- Circulation space is very limited.
- The toilet seat height is 44 cm high and is only accessible from the front.
- The vanity mounted wash basin is 85cm high.
- There is a thermostatically controlled shower in a glass corner cubicle with sliding doors. The tray threshold is 10cm high and the door opening is 42cm wide.
- There is no non-slip mat provided for the shower.
- There are cross-head taps on the wash basin.
- There is a heated towel rail 93cm high.
- There are no grab rails in the shower.
- There is a painted wooden floor.
- There is limited colour contrast between floors, walls and doors.
- Natural daylight enters through a small window.
- There are ceiling spot lights.

### **Bedroom 3 - Double Bedroom - First Floor**

- The door opening width between the bedroom and landing is 78.5cm.
- The height of the double bed from the top of the mattress to the floor is 51 cm and the clear space around the bed is 109cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- The bedside tables are 60cm high.
- There is a freestanding wardrobe with door handle at 94cm high and hanging rail at 132cm high.
- Natural daylight enters through the sash window (with shutters).
- There is a ceiling light and bedside table lamps.
- There is a natural sisal floor covering.

### **Second Floor Bath Room**

- The bathroom is situated on the second floor with access from the stair leading from bedroom 2.
- There are 11 painted timber steps to the second floor. The narrow steps wind after the 5th tread and have closed treads (23cm high, 26.5cm deep, 70cm wide). There is a rope handrail on the left side for the last 3 treads, 79cm high from the stair tread.
- The small landing is 80cm wide.
- Audible smoke alarm fitted.
- The door opening width between the stair landing and shower room is 67cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is vanity mounted, 86cm high.
- There is a thermostatically controlled shower in a glass cubicle with hinged doors. The tray threshold is 6cm high.
- The bath is 55cm high.
- 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.
- There is a heated towel rail 93cm high.
- There is a painted wooden floor.
- There is good colour contrast between floors, walls and doors.
- Natural daylight enters through a small window with shutters.
- There is a ceiling light and spot light above the mirror.

### **Garden**

- There is a grass area in front of the cottage with free standing picnic table (74cm high), and fixed benches (44cm seat height).
- To the rear of the cottage there is an additional stone path and raised grass areas which is accessed by stone steps. The areas are not advisable to use.

### **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 & Front Dining Area**



**Entrance Into Kitchen & Dining Area**



**Kitchen**



**AGA & Ceramic Hob**



**Lounge**



**Lounge**





**Utility Room**



**Ground Floor Shower Room**



**Ground Floor Single Bedroom**



**Kingsize Ensuite Bedroom**



**Kingsize Ensuite Bedroom**



**Ensuite Shower Room**



**FF Double Bedroom**



**2F Bathroom**



**External Area & Adjoining Property**



**Track & Adjoining Properties**

