



## Y Mor Access Statement

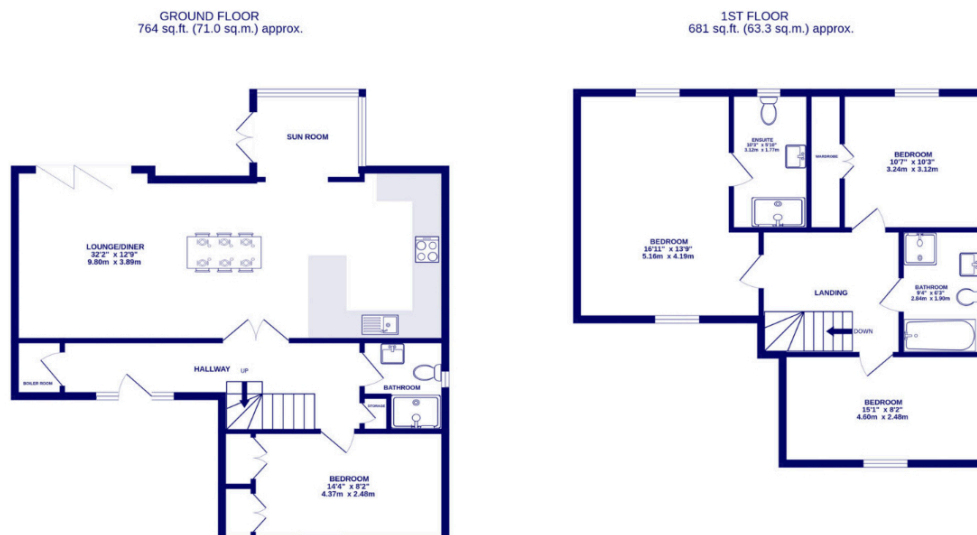
### Pre-Arrival

- 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.
- Y Mor 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, approximately 300m 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 paved level private driveway at the side of the cottage.
- The parking area is approximately 5 metres from the front door.
- There is an outside light 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 adjacent to the garage entrance door, 161cm 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 and around St Davids. Please check with your provider, prior to arrival.

### Floor Plan



## ***Entrance to Property & Hallway***

- There is small paved ramp up to to the front door.
- The front door is 87cm wide and hinged on the left side. The keyhole is 95cm high. There are full height clear glass windows, either side of the door.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- There is a wooden floor with entrance mat.
- The hall is 103cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.


## ***Stairs & Landing***

- The stairs and landings are well illuminated, with good ceiling heights.
- There is a winding stair with 13 steps (20cm high, 25cm deep, 80cm wide) and a handrail on the right side, 80cm high from the stair tread.
- The landing is 85cm wide.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.
- At the base of the stair, head height is restricted as you enter the ground floor bedroom.

## ***Open Plan Lounge & Dining***

- The lounge and dining area is situated on the ground floor with level entry from the hallway.
- The double door opening width between the hallway and lounge is 120cm.
- There are bi-fold doors from the lounge to the paved garden terrace area, with a step down of 20cm to the terrace.
- The room has two sofas 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 bi-fold doors.
- The dining area sits between lounge and kitchen areas. There is a dining table with eight loose chairs (46cm seat height) and a clear space around the table of 91cm.
- There are ceiling downlights and table lamps.
- There is a wooden floor and central floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

## ***Kitchen & Sun Room***

- The kitchen leads off the lounge and dining areas and has levels access to the sun room.
  - The door opening width between the sun room and garden is 136cm.
  - The oven is 80cm from the floor. The door of the oven drops down and the handle is 71cm above the floor. The hob is 91cm from the floor.
  - The worktop and sink with mixer lever taps are 91cm 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 49cm.
  - Glasses can be moved from the wall cupboards if required. Please request this when booking.
  - Natural daylight enters through the sun room windows.
  - There are two high stools (70cm seat height) facing the kitchen at a kitchen bar (91cm high).
  - There is under wall unit lighting, ceiling pendants and downlights.
  - The sun room has full glazed doors leading to the garden terrace and glazed windows and roof. There is a small wall up-stand providing visual contrast.
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- The door frame to the terrace has a step up of 75mm.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher and fire blanket located in the cupboard above the microwave.

### **Shower Room - Ground Floor**

- The shower room is situated on the ground floor with level access from the hallway.
- The door opening width between the hallway and shower room is 82cm.
- The toilet seat height is 45cm high and is only accessible from the front.
- The wash basin has a wall mounted half pedestal, 80cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors and a 7cm high step into the shower.
- There is a non-slip mat provided for the shower. This is stored in the first floor bathroom vanity cabinet.
- There is a lever tap on the basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- The wall and floor tiles are the same finish with no contrast.
- There is a heated towel rail, 67cm high to the lowest rail and 142cm high to the highest.
- Natural daylight enters through the window.
- There are downlights.

### **Bedroom 1 - Kingsize Bedroom - Ground Floor**

- The door opening width between the bedroom and landing is 83cm.
- The height of the kingsize bed from the top of the mattress to the floor is 65cm and the clear space around the bed is 102cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 78cm high and the bedside tables are 51cm high.
- There is a built in wardrobe with door handles at 100cm high and hanging rail at 158cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- There is a wooden floor with central rug.

### **Bedroom 2 - Super Kingsize Ensuite Bedroom - First Floor**

- The door opening width between the bedroom and landing is 67cm.
- Due to the location in the eaves, the entrance to, and the perimeter walls, have restricted ceiling height.
- The height of the bed from the top of the mattress to the floor is 58cm and the clear space around the bed is 115cm.
- Non-feather duvets and pillows are provided.
- The bedside chest of drawers are 81cm high.
- There is a wall hanging rail at 189cm high.
- Natural daylight enters through the dormer window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.
- The door opening width between the bedroom and ensuite shower room is 59cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is a wall mounted pedestal and is 80cm high.



- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 7cm high.
- There is a non-slip mat provided for the shower. This is stored in the vanity cabinet.
- There is a lever tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled.
- There is little contrast in colours and finishes with fixtures and wall finishes.
- There is a heated towel rail, 68cm high to the lowest rail and 105cm high to the highest.
- There is no natural light.
- There are ceiling downlights.

### **Bedroom 3 - Twin Bedroom - First Floor**

- The door opening width between the bedroom and landing is 67cm.
- Due to the location in the eaves, the perimeter walls have restricted ceiling height.
- The height of the twin beds from the top of the mattress to the floor is 63cm and the clear space between the beds is 200cm. Non-feather duvets and pillows are provided.
- The chest of drawers is 104cm high and the bedside tables are 55cm high.
- There is a freestanding hanging rail at 173cm high.
- Natural daylight enters through the large window.
- There are ceiling downlights and table lamps.
- The flooring covering is a short pile carpet.

### **Bedroom 4 - Kingsize Bedroom - First Floor**

- The door opening width between the bedroom and landing is 75cm.
- Due to the location in the eaves, the perimeter walls have restricted ceiling height.
- The height of the kingsize bed from the top of the mattress to the floor is 59cm and the clear space around the bed is 87cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 55cm high.
- There is a built-in wardrobe with door handles at 101cm high and hanging rail at 180cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

### **Bathroom - First Floor**

- The bathroom is situated on the first floor with level access from the landing.
- The door (opens out) opening width between the landing and bathroom is 67cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is mounted in a vanity and is 85cm high.
- The bath is 53cm high.
- There is a separate thermostatically controlled shower in a clear glass cubicle with hinged door. There is a 7cm step up into shower.
- There is a non-slip mat provided for the shower. This is stored in the vanity cabinet.
- There is a lever tap on both wash basin and bath.
- There are no grab rails or balance aids in either the bath or shower.
- The floor covering is tiled.
- The floors and doors contrast in colour with the white tiled walls.
- There is a heated towel rail, 64cm high to the lowest rail and 141cm high to the highest.
- Natural daylight enters through the large side window.



- There are ceiling downlights.

## **Garden**

- The double door opening width between the sun room and garden is 136cm.
- There is one step to the garden from the door which is 17cm high.
- There is a level paved patio area with free standing table (68cm high) and four chairs (45cm seat height).
- There is level access to a grass lawn area.
- There is a level paved passage to the garage utility room and to the driveway through a gate, 88cm wide.

## **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 Door & Drive**



**Entrance Door**



**Kitchen & Dining Area**



**Lounge**



**Lounge**



**Kitchen**





***Level Access to Sun Room***



***Sun Room Door to Garden***



***Hall to Shower Room***



***GF Shower Room***



***GF Kingsize Bedroom***



***Winding Stair to FF***



***FF Kingsize Bedroom***



***FF Twin Bedroom***



***FF Bathroom***



***FF Ensuite Shower Room***



***Terrace (Bi-fold doors to lounge)***



***Garden Dining***