



Please advise us at the time of booking about any accessibility issues you may have, or provisions we may be able to accommodate.

### **Pre-arrival**

The nearest train stations are Cluderwen, Haverfordwest and Aberystwyth. The nearest bus stops are at Eglwysrw (1.5 miles) and Crymych (2.5 miles).

Extra coastal buses run through the summer.

Private hire taxi's are readily available. Please ask for details.

Grocery deliveries can be made to the cottage by Asda and Tesco.

Mobile phone reception is good for many networks at the cottage. Free WiFi internet is available at the cottage.

### **Parking**

Parking is available on a gated lawned and gravel parking area at the side of the cottage.

The gate is 11' 4" wide.

The parking surface is level with gravel and grass areas.

There is a PIR light outside the parking area, with additional lighting (torches) to be provided if required.

### **Rear Entrance**

The approach from the parking is flat and gravelled, and 10 feet from the door. The rear door has a lever handle and cylinder lock. This door opens into the kitchen.

The rear door has a 3" step and threshold.

The doorway is 6ft high and 27" wide.

### **Front Entrance**

The front garden is flat gravel surface, with stepping stones to the front door.

The garden is enclosed by a picket fence and a low gate.

The front gate has a lever latch and is 37" wide.

The front garden adjoins a minor tarmac road.

The front door has a 2" threshold.

The door is manually operated with a turn knob and cylinder lock.

The front door is 6'2" high by 30" wide.

There is a light at the front door.

## **The Hall**

The front door is inward opening directly into the main hallway.  
The Hall is 16' x 3' 8" at the narrowest point, and 5' at the widest point.  
The hall leads to the Dining Room, Sitting room, Kitchen and staircase. The floor is tiled.

## **Under stairs Hall Cupboard**

The door is operated by a thumb latch.  
There is limited head room.  
The washing machine is stored in here.

## **Sitting Room**

The door is operated by a thumb latch.  
The doorway is 70" high by 29" wide.  
This room is on one level, there is a small door threshold to cross.  
The floor surface slate flagstones and slightly uneven underfoot.  
Manoeuvrability is free and furniture can be re-arranged or removed if additional space is required.  
The two armchair seats are 17" high.  
The large sofa seats are 16" high.  
A Freeview TV & separate Blu-ray player is present, with remote control facilities.  
Natural light within is good and there is adequate electric lighting.  
There is good colour contrast between the walls, doors and furniture.

## **Dining Room**

The door is operated by a thumb latch.  
The doorway is 70" high by 29" wide.  
The dining room is on one level, there is a small door threshold to cross.  
The floor surface slate flagstones and slightly uneven underfoot.  
Manoeuvrability is fair and furniture can be re-arranged or removed if additional space is required.  
The dining table is extendable, so can be reduced to a round 4 seater if preferred.  
The dining chair seats are 18" high do not have arms.  
There are two small armchairs.  
Natural light is good, and there is adequate electric lighting.  
There is good colour contrast between the walls and furniture.

## **Stairs**

There stairs are 'U' shaped.  
There are 4 stairs to the first landing, 2 stairs to second landing and 5 more stairs to the first floor landing.  
The steps are consistent height of 8" throughout the flight.  
The steps are 2' 4" wide.  
Lighting is good in the stairwell provided by natural and/or electric light.  
The steps are carpeted and do not have their nosing's highlighted.  
There is one handrail on the left side ascending, which is made from wood. The handrail is colour contrasted from its background.

## **Kitchen**

The door is operated by a thumb latch.  
The doorway is 70" high by 29" wide.  
There is a 2" step into the kitchen.  
The floor is slate flag and slightly uneven.  
The rear cottage door is opened by a lever handle and cylinder lock.  
There is good natural lighting from the window and door.  
There is adequate ceiling lighting and lighting in the cooker hood.  
There is good contrast between the floor, cabinets, worktop and walls.  
Storage is available at a range of heights.  
The kettle is cordless and easy to grip and operate.  
The microwave is in a wall cupboard, but can be placed on the worktop if required.  
The oven is built-under and controls are small and twist operated.  
The ceramic hob has touch controls which may be hard to distinguish for those with visual difficulties.  
The integrated fridge freezer is located under the counter, and is easy to access. The sink mixer tap is lever operated. One lever each for hot and cold.

## **Landing**

The landing is 6ft by 3' 4" (at the narrowest point).

## **Twin/Superking Bedroom (on the first floor)**

The door is operated by a twist knob handle.  
The doorway is 5' 11" high by 32" wide.  
There is good natural lighting from the window.  
There is adequate ceiling and bedside table lighting.  
The bedroom floor is carpeted.  
The height of the divan bed is 20", with a medium firm surface.  
There is adequate space either side of the bed.  
There is a chest of drawers and hanging space.  
There is a small chair with arms.  
There is little colour contrasting within the bedroom.  
There is a Freeview TV in the bedroom, with remote control facilities.

## **King Bedroom (on the first floor)**

The door is operated by a twist knob handle.  
The doorway is 5' 11" high by 32" wide.  
There is good natural lighting from the window.  
There is adequate ceiling and bedside table lighting.  
The bedroom floor is carpeted.  
The height of the bed is 17", with a medium firm surface.  
There is adequate space either side of the bed.  
There is a chest of drawers and hanging space.  
There is a small chair with arms.  
There is little colour contrasting within the bedroom.  
There is a Freeview TV in the bedroom, with remote control facilities.

### **Bathroom (on the first floor)**

The door is operated by a twist knob handle.

The doorway is 5' 11" high by 29" wide.

There is good natural lighting from the window.

There is adequate ceiling lighting and lighting above the basin.

There is a toilet and basin with plenty of room around them.

The toilet seat is 17" high.

The freestanding bath is 25" high.

There is a mixer shower above the bath.

Manoeuvrability is good; there is sufficient space to move around easily.

The floor surface is a pale painted wooden floor.

There is poor colour contrast between the basin, toilet, floors and walls. Good contrast between the bath and wall.

The hand wash basin and bath have cross twist taps.

There is a chrome heated towel rail, well contrasted from the wall, but hot to touch. There are no grab rails anywhere within the bathroom.

### **The Garden**

The Garden is to the side of the parking area.

This area is fenced (1m high) and is entered via a low garden gate.

The gate is 37" wide.

It is a large lawned area bordered by a hedgerow and tall trees.

There is garden furniture on the lawn including table and chairs and two steamer loungers. There is a separate fenced young orchard and meadow with a firepit. And a further 4 acres of meadow for guests use.

### **Other**

At your request we can send any documents in large text.

At your request we will endeavour to accommodate any of your equipment that you require. Free Wi-Fi access is available at the cottage.

**10<sup>th</sup> February 2020**