

Ty Sara - Access Statement



Ty Sara, 11 Bryn Road, St Davids, Pembrokeshire. SA62 6QX

This access statement has been provided for your information. If you have any queries please do not hesitate to contact Sarah Burns as follows:

Tel.: 01437 721656 Mob.: 07909 697109 email: sarah.burns@morol.co.uk

Ty Sara is a traditional stone cottage, refurbished and modernized in 2005 to make a comfortable holiday home.

Location:

- The cottage is situated in Bryn Road, a quiet street close to the centre of St Davids, within walking distance of shops, restaurants, pubs and other facilities. Bryn Road is generally level with a gentle gradient in places
- As the cottage is situated in a narrow part of the road, car parking is not available directly outside. However, it is acceptable to drive your car to the front door to load or unload and then move it to unrestricted parking further up Bryn Road
- There is a pavement outside the cottage, rising 120 mm from the road. This pavement is not continuous along both sides of Bryn Road.
- Buses and coaches pick-up and drop-off approximately 150m away in the High Street. Bus services are available to local beaches and to Haverfordwest, Fishguard and beyond
- There is a public telephone kiosk 100m away in Cross Square. Mobile phone reception is good for Vodaphone and Orange, but below average for O₂. Performance on other networks is not known.
- There is a RADAR W.C. in Bryn Road about 100m from the cottage

Description - Downstairs:

Entrance

- Entrance to the property is up one step
- The step is 150 mm high, 900mm wide, and 440mm deep
- The door handle and keyhole are 840mm above the step
- The doorway is 760 mm wide and opens into the sitting room

Sitting Room

- The flooring is wood laminate
- There is a rug 1750mm by 1200mm in front of the fireplace
- There are two 2-seater settees and 1 armchair
- The digital TV/radio, DVD player & iPod docking station all have remote controls

The kitchen/diner opens directly off the sitting room. The bathroom opens directly off the kitchen diner

Kitchen/Diner

- The kitchen entrance is 710mm wide and 1780mm high
- The floor is tiled with non-slip ceramics, all at the same level, throughout the kitchen and bathroom
- The worktop height is 900mm. The sink and gas hob are at worktop height, and the oven and grill are below the hob
- Power point height is 1100mm
- The radio/CD player has remote controls
- Access to the rear garden is from the kitchen/diner
- The back door is 770mm wide
- There are two steps down into the rear patio garden
- There is no handrail
- The maximum step height is 190mm
- There is an open shed suitable for storing bicycles and surfboards. The opening is 1490mm wide and there is no step

Bathroom

- The bathroom is on the ground floor - entrance is from the kitchen/diner via a 90° turn
- The bathroom door is 710mm wide
- The floor is tiled with non-slip ceramics
- The shower cubicle has a 200mm high entry step

- The shower door width is 600mm
- The toilet seat height is 430mm
- The wash basin height is 815mm
- The height of the bath side is 565mm

Description - Upstairs:

Access:

- The open-plan staircase opens directly off the sitting room, and has one turn to the right. There are four steps forming the turn and eight steps thereafter. The banister is on the right hand side with the top rail 900mm above the stair treads
- There is a landing 1130mm by 880mm at the top of the stairs from which doors open directly into the two bedrooms
- The stairs and landing are carpeted

Bedroom 1 - Double Bed

- The door is 740mm wide and 1810mm high
- Painted floor boards with one rug
- Feather/foam pillows with cotton mix bed linen

Bedroom 2 - Two Single Beds

- The door is 730mm wide and 1810mm high
- Painted floor boards with one rug
- Feather/foam pillows with cotton mix bed linen

General:

- All rooms are provided with good natural and artificial lighting. The maximum height of any light switch above the floor is 1440mm., and power socket outlets in rooms other than the kitchen/diner are approximately 300mm above the floor
- There is a gas fired heating stove in the sitting room and full gas central heating (radiators) in all other rooms
- Pets are not welcome, and smoking is not permitted in Ty Sara
- The telephone number for the local Doctor is in the information file. Information about taxis etc. is on the notice board in the kitchen/diner