



## **ACCESS STATEMENT**

### **TYTANGLWYST FARM HOLIDAY COTTAGES**

#### **“THE COACH HOUSE”**

##### **Approach**

Tytanglwyst Cottages are situated just a few minutes from junction 37 of the M4. Brown tourist signs “Tytanglwyst” may be followed from the dual carriageway and a large sign is situated at the entrance gate to the farm. A cattle grid leads to the private concrete farm lane, which takes you from the main road to the farmhouse and cottages. There is a slight gradient as the farm lane approaches the cottages. The farm also has a rear entrance accessed from the A48. Emergency vehicles may therefore access the Farm and cottages easily.

Tytanglwyst Cottages are converted from very old stone farm building and we have tried to maintain as much of the original character and features as possible.

##### **Entrance**

A steep incline at the end of the farm lane leads to the Coach House entrance that has a large wooden gate. There is ample level gravel parking inside the Coach House grounds for several vehicles. A level pathway and stone ramp with rail leads up to the front door which is 940 mm wide. The name of the cottage is clearly marked just outside the door and there is external lighting across the front of The Coach House. A small step leads over the threshold but a portable wooden ramp is available for wheelchair users.

##### **Hallway**

Wall mounted coat hooks are situated just inside the main door and a wide entrance without a door leads directly to the main living/dining/kitchen area. Throughout the first floor the ground is level with flagstone floors in the living area, solid wood floors in the bedrooms and tiled floors in the bathrooms.

### **Living/Dining and Kitchen Area**

The living area is well lit with a very large window and natural light coming in through both front and back doors. Light also enters from roof light as the living area is partly open to the roof. The downstairs flagstone flooring is all level with a rug near the fireplace. Although centrally heated The Coach House also has a wood-burning stove. All radiators have easily adjusted thermostat controls. A fireguard, fire blanket and first aid kit are provided.

The seating area consists of three leather sofas, a nest of tables, standard lamp. TV unit with Video and DVD player with remote control, radio and CD player and a large pine sideboard. None of the furniture is fixed and could therefore be moved to create more space if necessary. Additional comfortable seating could be taken from the dining area, as it is located within the same room.

The large dining table has six leather padded chairs and two stools. A central light hangs over the dining table. Natural light also flows through the front door and a stained glass window.

The well-equipped kitchen has a large window providing natural daylight in addition to spotlights and strip light over the wall units. The worktop is approximately 900 mm. The hob and oven controls are on the top and the oven door opens downwards. Sockets are positioned around the work surfaces and are light in colour. The back door leads out to the laundry room, boiler room and patio and garden area. A portable wooden ramp is also available for the back door threshold.

### **Double Downstairs Bedroom Ensuite.**

A wide doorway (without door) leads from the living area through a small hallway to the downstairs double bedroom. The room contains a double bed, two bedside tables, a chest of drawers with tilting mirror, a bedroom chair and a wardrobe. The room has a central light, two bedside lamps and two windows. There is enough space to get a wheelchair around the bed.

A doorway with an opening of 840 mm leads from this bedroom to a fully tiled bathroom/ wet room lit by two small windows and ceiling spotlights. This room contains a toilet and washbasin, walk in shower with seat and curtain and several grab rails. The controls for the shower are at a height of 1080mm. The washbasin is pedestal type with knee room underneath, with the rim at a height of 720mm. The mirror is at a height of 1130mm at the lowest point. The bathroom also has a second door leading out to the small hallway at the bottom of the stairs.

### **Twin Downstairs Bedroom Ensuite.**

A door from the entrance hall just inside the main front door leads to the downstairs twin bedroom. The room contains two single beds, two bedside tables, a chest of drawers with tilting mirror, a bedroom chair and a wardrobe. The room has a central light, two bedside lamps and a large window. Space around the beds is limited and not suitable for a wheelchair. A door at the opposite end of this room leads to a tiled bathroom with toilet, pedestal style washbasin with shaving point above the mirror and a bath with overhead shower. The shower head is fixed and the controls are easy to use. The bathroom has spotlights and a small window.

### **Stairs (leading to upstairs ensuite bedrooms and gallery)**

The flight of wooden stairs consists of 12 consistent steps with a right turn /curve after 3 steps. There is a wooden handrail along the left hand side of the stairs ascending and a tall narrow stained glass window allowing natural light to flow half way up the stairs. The walls around the staircase are white lime-washed and contrast well with the wood of the stairs. The upstairs floor is solid wood throughout.

### **Gallery**

The stairs leads to a small landing and an archway on the left that leads to a spacious gallery linking the two upstairs bedrooms. The gallery has a skylight and is well lit by two ceiling lights. The downstairs living area can be viewed through a wooden balustrade. The gallery contains a sofa bed, comfortable easy chair, wicker chair and a large chest containing bedding for the sofa bed.

### **First Floor Twin Bedroom Ensuite**

A doorway at the top of the stairs leads to a twin bedroom with two single beds, wardrobe, two bedside tables and a chest of drawers. A window and a skylight naturally light the room. There is also a central light with a pull cord just inside the doorway and two bedside lamps. The ceiling slopes on one side but there is ample headroom.

A latched door leads from the bedroom to a bathroom with toilet, pedestal style washbasin and bath with overhead shower. The ceiling is low in parts. The room is lit with ceiling spotlights but there is also a small window allowing in natural light. A mirror and shaving point are placed above the washbasin.

### **First Floor Double Bedroom Ensuite.**

At the farm end of the gallery is a spacious double bedroom with double bed, wardrobe, chest of drawers and wooden cot. The room has central light with a pull cord near the door and two bedside lamps but is also lit naturally with a window and skylight.

Off this bedroom is a bathroom with toilet, washbasin (pedestal style) and bath with overhead shower. There is also a wall mounted heated towel rail. A mirror and shaving point are situated above the washbasin. The ceiling is sloping and low at one point near the wall. The room is well lit with ceiling spotlights with pull cord near the door and a roof light.

### **Outside Facilities**

The back door leading off the kitchen has a width of 890 mm. The boiler/storage room and laundry room can be accessed from here. The laundry room contains a deep freeze, washing machine and tumble drier as well as a sink and wall cupboards. The outside floor/patio area is paved and all on one level. The path, which is no narrower than 870 mm, leads around to the pine end of the cottage and alongside the lawn and spacious patio with built in barbecue, table and chairs. This area is sheltered and private. The car parking area can also be accessed easily from here via a gate and continuing level flagstone pathway.

*Review Date – August 2018*