



ACCESS STATEMENT

TYTANGLWYST FARM HOLIDAY COTTAGES

“THE GRANARY”

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

Parking is available on a gravel area just inside the gated entrance to The Granary. Additional parking is also available in the area just outside although the ground surface is quite uneven. The approach from the car park gravel area to the main entrance is level and runs along the front of the cottage on the flagstone patio to the front door. Lighting is provided from a light at the end of the cottage near the car parking area (external switch) and just above the main door where the switch is positioned inside the front door.

The main entrance door is a single leaf door with a glass panel on the top half. There is a clear opening of 880mm. The threshold/step over the door is approximately 210mm and consists of two stone steps.

Hallway

The hallway contains fixed wall coat hooks situated just to the left of the door and well lit with a central light and additional stained glass window.

Another step leads up into the communal living/dining/kitchen area. Throughout the downstairs walls are white limewash and floors are charcoal flagstone which contrast well.

Living/ Dining/Kitchen Area

The downstairs flagstone flooring is all level with a rug near the fireplace. . Although centrally heated the cottage also has a wood-burning stove. All radiators have easily adjusted thermostat controls. A fire blanket and first aid kit are provided.

The seating area consists of two large, red (low) sofas, coffee table, standard lamp. TV, Video and DVD player with remote control. None of the furniture is fixed and could therefore be moved to create more space if necessary. Additional seating could be taken from the dining area as it is located within the same room.

The extendable dining table has six chairs All chairs have firm backs but are without arms. An armchair can be supplied on request. The central ceiling light and two small windows provide adequate lighting.

The 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 high and the kitchen is well equipped. 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.

Ground Floor Ensuite Bathroom

The bathroom is accessed from the hallway, which leads off the kitchen/dining area. The internal door, which leads into the bathroom from the hallway, swings inwards and has a clear opening of 700mm. A Ceiling light disperses light evenly and there is also a small window. There are shower facilities positioned over the bath with the step into the bath being a height of 500mm. The shower controls are easy to use and the showerhead is adjustable. There are no grab rails at present. The sink consists of a basin and pedestal and the shaving socket is positioned at the height of 1650mm in the corner over the washbasin. There is insufficient space around the toilet for a wheelchair user. A second doorway from this bathroom leads to the downstairs double bedroom.

Double Bedroom (Ground Floor)

The internal latched door between the hallway and the double bedroom has a clear opening of 720mm. The room consists of a double bed, two bedside tables, a chest of drawers, a spacious wardrobe and a cushioned stool. There is a central light and two bedside lamps as well as the three windows that allow natural light into the room.

Stairs (leading to upstairs bathroom and bedrooms)

The flight of stairs consists of twelve steps with a right turn after nine steps. There is a wooden handrail along the right hand side of the stairs ascending. Headroom is quite low at the top of the stairs. Upstairs flooring is all solid wood.

Twin Bedroom (First floor)

A latched door leads from the landing into the upstairs twin bedroom. Headroom upstairs is low in places and beams help to highlight this. The room contains two single beds, two bedside tables with lamps and a chest of drawers with mirror. The room has two skylights.

Double Bedroom (first floor)

A latched door with a width of 690mm leads from the landing to this bedroom. As with other rooms on this floor, the ceiling is low in places and beams highlight this. The room contains a double bed, two bedside tables, a chest of drawers, pine chair and a built in wardrobe. Two windows one of which is a skylight light the room.

First Floor Bathroom

The internal door leading into the bathroom is a folding door with a clear opening of 540mm. The bathroom is small with a sloping ceiling that is very low in places. There is a strip light in the ceiling with a cord pull near the door and a skylight that allows for natural light. The suite consists of a bath, toilet and pedestal style washbasin. The toilet seat is at a height of 430mm. There are at present no shower facilities or grab rails in this bathroom.

Second Stairs (leading to upstairs lounge and gallery)

This stone stairs is accessed from the entrance hall via a wooden latched door. There is one flight of stone steps consisting of eleven steps (230mm in depth) and two landings. The wide stone steps vary in measurement, and there is a small iron handrail just at the top of the stairs. Natural light comes from a small stained glass window situated halfway up the stairs. The stairs leads directly to a small seating area.

Upstairs Seating Area and Gallery

The small seating area contains a sofa bed, small chair, bookcase and window seat. The floor is partly stone and partly reclaimed floorboards. One large and one small window naturally light the area. There is also a central light. A small internal door and two small steps lead from here to a wooden floored gallery with balustrade, which overlooks the main living area below. The gallery has a wooden chest and chest of drawers containing bedding for the sofa bed. The gallery has a low ceiling in parts. Two tiffany style lamps are provided for additional lighting.