

# Access Statement for Llain Delyn - The Cottage

## *Introduction*

Please refer our comprehensive online information which will assist you greatly when combined with this access statement - this includes - video, photos, 360° virtual tours of each room, 3D and 2D plans.

## *Pre-Arrival*

- Access to the Cottage is along a narrow single lane with good quality tarmac but very few passing places. You may be required to reverse up to a distance of 100 meters and around bends. You turn off the lane through the double-gated entrance, and onto the cobble drive which is shared access with White Beach Farm and White Beach Stud, and into the courtyard.
- Pubic transport (bus stop) is ½ mile away in the hamlet of Glanrafon at the bottom of a steep (17%) long hill. The closest rail station is in Bangor, 8 miles away. Local taxis are only on a limited availability basis.

## *Arrival & Car Parking Facilities*

- The Cottage is approached from the courtyard. Luggage can be unloaded right outside the back door. Parking is 5 metres away on loose gravel. Access to the Cottage is from a loose 20mm gravel car park over a raised cobble step (height 40mm, depth 160mm) onto Riven (uneven) York Stone paving. Cars can park on the paving to unload. There is good quality lighting to the car park and rear entrance.

## *Main Entrance – Rear Door*

- Access to both the side and front lawn is over a cobble step (height 140mm, depth 200mm at the highest point).
- Rear Porch and entrance - (width 870mm) with storage cupboards (height 1035mm at highest level) over a stone step (height 140mm, depth 380mm) then over the threshold (height 110mm, depth 160mm) into Kitchen (door width 777mm).

## *Laundry Room*

- Laundry Room - accessed from kitchen (door width 765mm). Standard size washer/dryer. Fridge/freezer (total height 1760mm), freezer (height 930mm at highest internal part), (fridge height 1760mm at highest internal part). RCD fuse box (height 2130mm). Riven (uneven) Welsh slate flooring.

## *Bedrooms*

- Bedroom 2 - accessed from dining room (door width 675mm), down step (height 40mm). Double bed (height 680mm), feather duvet and pillows with quality cotton sheets. Oak parquet flooring.
- Crog Loft - accessed from dining room via steep narrow staircase (tread width 465mm, depth 160mm, height between treads 145mm) with handrail either side of stairs (door width 630mm, limited head height 1515mm). Single bed (height 680mm) with feather duvet and pillows and quality cotton

sheets. Limited head height (2260mm at highest point to 550mm at bottom of eaves). Wooden floor.

- Master Bedroom - accessed via vestibule from dining room (door width 695mm). Double bed (height 630mm) with feather duvet, pillows and good quality cotton sheets. York stone flooring.

### *Bathrooms*

- En-Suite - accessed from master bedroom (door width 620mm). Toilet (height 425mm) pedestal washhand basin (height 845mm). Step into shower cabinet (step height 200mm) Shower (door width 710mm, shower depth 755mm, shower width 755mm) variable control controls (height 1331mm). Velux window (height 2200mm to opener). York stone flooring.
- Master Bathroom - accessed from vestibule from dining room or master bedroom (door width 700mm). Toilet (height 420mm). Washhand pedestal (height 800mm) Rolltop bath (height 550mm at lowest end, internal length 1300mm, internal width 550mm). Step into large steam/shower cabinet (step height 225mm), shower (door width 535mm, shower width 1220mm, shower depth 900mm) Seat (seat height 590mm, seat width 350mm, seat depth 280mm) controls (height 1150mm). York stone flooring.

### *Kitchen*

- Kitchen - Standard size pear wood fitted kitchen units with built in dishwasher and fridge (worktop and sink height 925mm). Drop down oven door. Wall cupboards (height from 1385mm at lowest shelf to 2045mm at highest shelf). Welsh slate flooring.

### *Living Areas and Dining Room*

- Living Room - access from kitchen (door width 765mm) and from conservatory (width 1020mm). Remote controlled TV, Sky, DVD & Sound System. Range fireplace with side opening oven door (height to fire 650mm and oven door 750mm). York stone flooring.
- Amdega Conservatory - accessed from the outside; York stone patio through double doors (width 1650mm) with threshold (height 70mm, depth 100mm) or accessed from the living room. Limestone heated flooring.
- Dining Room - accessed from living room (door width 590mm) over 1st step (height 60mm, depth 375mm), then 2nd step (height 100mm) or through the front porch (width 840mm) and front entrance door (width 750mm) over threshold (height 40mm, depth 60mm) or from vestibule into main bathroom and master bedroom (door width 715mm). Dining table (height 750mm) chairs x 8 (seat height 450mm). Oak parquet flooring.

### *Grounds and Gardens*

- Access to both the side and front lawn is over a cobble step (height 140mm, depth 200mm at the highest point). Access from parking area to main garden is through a gateway (1000 mm wide). Contains large lawns and beds, including Jasmine and Lavender, and a tranquil Japanese area, for quiet contemplation, with a table and seating (seat height 500mm, table height 790mm), and ambient lighting after darkness falls. A small brook flows nearby after sufficient rainfall.
- *Spa Hot Tub* – 3 steps up into tub (1<sup>st</sup> step height 150mm, 2<sup>nd</sup> and 3<sup>rd</sup> steps 170mm, depth 300mm, width 690mm) with safety handrail on left hand side. Height to top of tub from top step 500mm. Width of lip 130mm. Distance down to 1<sup>st</sup> step inside tub 280mm, down to 2<sup>nd</sup> step 250mm, down to floor 230mm. Refer to Hot Tub Terms & Conditions for all Health & Safety Instructions.

### *Contact Details*

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### *Future Plans*

- Plans to increase sensory aspects of the garden.

### *Communication*

We welcome your feedback to help us continually improve; if you have any comments, suggestions or questions please email [info@whitebeachholiday.co.uk](mailto:info@whitebeachholiday.co.uk)