

ACCESS STATEMENT

Ty Peter, 60a Nun Street. St.Davids. Pembrokeshire . SA62 6NX

This access statement has been provided for your information. If you have any queries please do not hesitate to contact: Caroline Williamson. Tel: 01437 720374 or email: caroline@stdavidsdestinations.co.uk

Ty Peter is a newly built, traditional stone semi-detached two bedroom cottage which provides very comfortable accommodation for up to four people. It is centrally located in St Davids and has its own off road parking space.

Location:

- Ty Peter is in the centre of St.Davids within walking distance to shops, pubs, restaurants and other facilities.
- Well lit street with one car parking space in a shared gravel drive which slopes up slightly from the road. Otherwise "Pay & Display" car park 100 metres with disabled car parking spaces.
- Drop off point for coaches at top of street.
- Public minibus – frequent service to local beaches and return.
- Public telephone kiosk 200 metres in square. Average mobile phone reception.

Description:

- Entrance to property is via front door from gravel drive with a single 150mm high slate step. The doorway is 800 mm wide. The door is half glazed.
- Open plan sitting room/dining area and kitchen.
- Natural slate floor with under floor heating
- Dining area with 4 chairs and circular table.
- Sitting area with 3 seater sofa and 2 arm chairs.
- Digital T.V., DVD player (both with remote control).
- Modern kitchen area (worktop height is 930 mm)
- Downstairs WC. 700mm wide door.
- Decoratively good. Lighting is good throughout.
- Access to rear paved South Facing courtyard which is enclosed and sheltered. Back door is double width outward hinged French windows with retaining stays. One 150mm high step down onto courtyard sandstone paving.

- There is a small garden shed at the other side of the courtyard at the top of a short flight of three Steps and with a single hand rail. The doorway width is 600mm. A second 600mm width door in the shed gives access to the owner's garden and the rubbish bin storage area.

Upstairs

- Two bedrooms and one bathroom approached via a flight of stairs which turns to the right. The banister is on the right hand side as you climb up.
- Flooring upstairs is oak boarding with under floor heating
- The door to the bathroom is 700mm wide and is equipped with a bath, wash hand basin, WC, mains pressure over-bath shower, shower screen on bath edge, heated electric towel rail, illuminated mirror cabinet incorporating shaver point. Bathmat and towels are provided.
- Bedrooms – one has a double bed, second has two single beds.
- Feather pillows and duvets with pure cotton bed linen.
- Light switches are at a height of between 1100 - 1200 mm.
- There is additional bedroom lighting eg. Reading lamps.
- Power points at an average height of 450 mm.
- The domestic hot water is solar heated with gas fired boiler back up. The boiler and hot water tank are located in a cupboard over the stairs.

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