

## Access Statement for Hafren Cottage at Wye View

This access statement does not contain personal opinions as to the suitability of the cottage for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

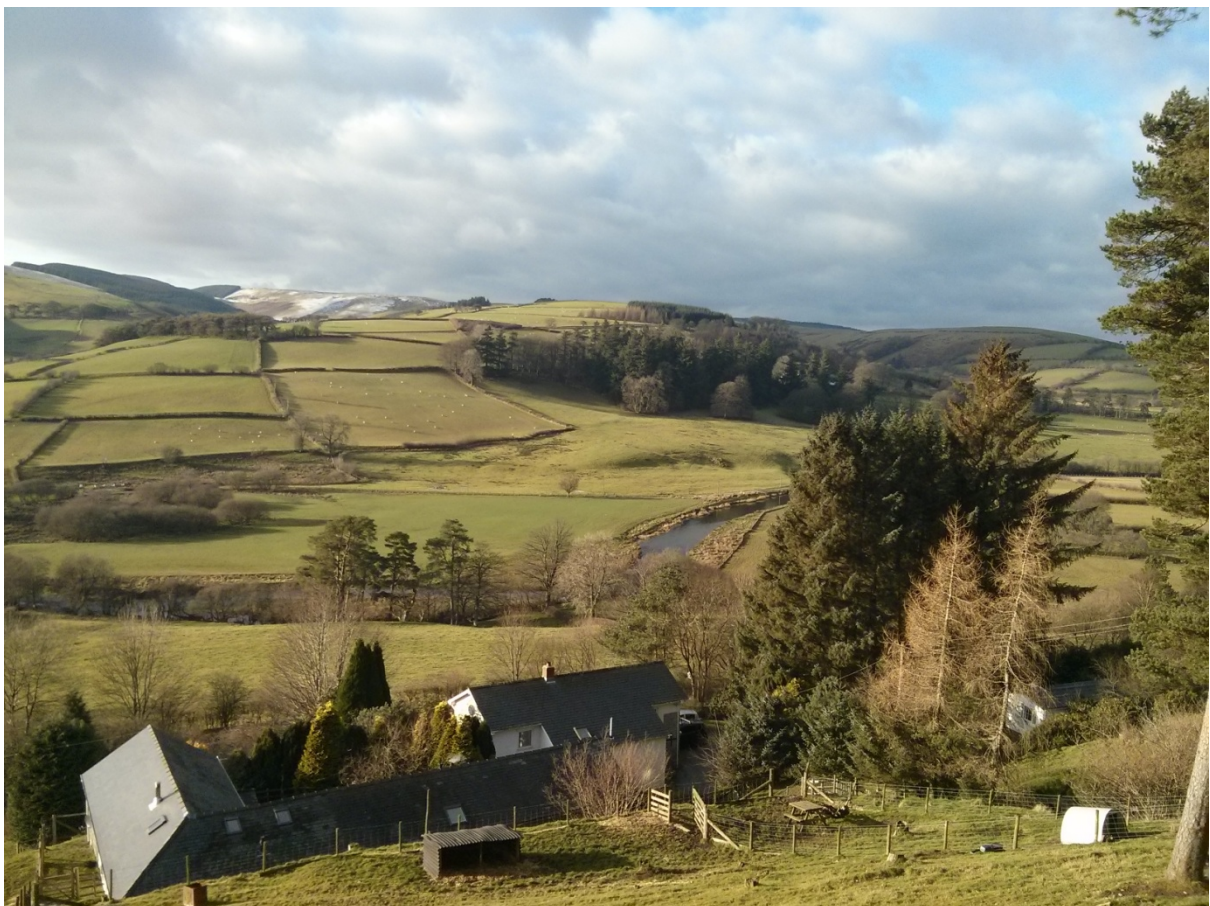
### Introduction

Hafren Cottage at Wye View is part of a barn conversion at Cilgwrgan Fach near Llangurig, Powys. Llangurig is a village on the A470, five miles from Llanidloes and nine miles from Rhayader.

The four cottages are situated around a terrace above the old farmhouse and guest car park. The grounds are located at the top of a driveway accessed from the A470 Rhayader road, and overlook the Upper Wye Valley.

Hafren cottage has two bedrooms on the first floor, kitchen dining and lounge areas and a shower room on the ground floor.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01686 440205 or email [info@wyeview.com](mailto:info@wyeview.com)



Wye View Cottages and the farmhouse at Cilgwrgan Fach from above, overlooking the Upper Wye Valley.

## Pre-Arrival

There is full information about Wye View Cottages on the website at <http://wyevew.com>

You can find our location and directions at <http://wyevew.com/location>

Bookings / enquiries can be made by via email or telephone on +44 (0)1686 440205.

The nearest bus stop is approximately 0.9 miles away, outside the post office in Llangurig. The X75, X47 and 525 services all stop at Llangurig: full timetables for each service can be found at <http://www.traveline.cymru/timetables>. The National Express 409 also calls at Llangurig once a day in each direction.

The nearest train station is Caersws, 14 miles away.

There are accessible taxis at the station.

We are normally able to offer a collection service from the village, please contact us in advance to arrange this.

Although the roads in Llangurig have pavements, outside of the village there are only grass verges.

The village shop and post office in Llangurig has a range of dry, chilled and frozen goods, and is open until 5:30pm Monday to Friday, and until 4pm on Saturdays. There is a Co-operative supermarket in Llanidloes open until 10pm (4pm on Sundays) which has a wide range of groceries and an off-licence. You can order groceries for delivery from <http://tesco.com> but be sure to quote our full address Wye View, Cilgwrgan Fach, Llangurig, Powys, SY18 6RX and let us know when to expect the delivery – we can put it away in your cottage ready for your arrival.

If you require this information in a different format, please contact Grace Ince via email [info@wyevew.com](mailto:info@wyevew.com)

## Key Collection, Welcome and Car Parking

Please call at the farmhouse for the key to the cottage. We are happy to help with baggage.

There is a car parking area with enough room for four cars behind the farmhouse. There is no on-street parking.

The car parking is levelled, gravelled and flat and even.

Parking is approximately seventeen metres away from the steps up the cottages.

## Entrance to the Property

Access to the cottage is via eleven steps up from the car park level to the terrace, approximately 112cm wide, 14cm high and 54cm deep. The steps are gravel with timber risers. There is also a ramp made from concrete slabs alongside the steps.

The door of the cottage is approximately nine metres away from the top of the steps, across a level gravel terrace. There are two steps up into the cottage.

The front door is 90cm wide and the keyhole lock is 134cm high.

Lights around the terrace and at the bottom of the steps switch on automatically at dusk.

## **Halls, Stairways, landings and Passageways**

Front door leads directly into the dining area. Coats can be hung on the coat hooks to the left.

The flooring is rough slate, with a rug in the lounge area and a mat in the kitchen area.

The stairs to the first floor comprise twelve steps, the first six of which wind 180 degrees to the left. The width of the stairs is 61cm minimum. The stairs are carpeted.

The steps open into the double bedroom. A door to the right opens into the twin bedroom.

The lounge, dining area and kitchen are open plan.

## **Lounge**

Flooring is rough slate with a rug.

Furniture is moveable.

Corner sofa seats five.

A circular coffee table, 74cm diameter x 50cm high.

Freesat on a 32 inch LCD TV with remote control. DVD player.

## **Dining Area**

The dining room is open plan with the lounge.

Flooring is rough slate.

A dining table is in the dining area with four chairs.

The dining table measures 64 cm floor to lowest point of table, 118cm metres long, 74cm wide.

Chairs are movable with padded seats and no arms.

## **Kitchen**

The kitchen is open plan with the lounge and dining area

Aperture between kitchen and lounge diner is 143cm.

The worktop height is 91cm.

Electric fan oven with drop down door with gas hob above.

Sink at worktop height with cupboards underneath.

Built-under front loading washing machine.

Lighting is recessed halogen lamps – switch on the wall near the TV.

33cm free space between cupboards and worktops.

Flooring is rough slate with mat.

Fridge freezer standing max 169cm high, 60cm wide with doors hinged on the right. There is a fridge above and freezer with three drawers below.

Microwave on work surface.

## **Bedrooms**

### **Master Bedroom**

There is no door, the stairs open onto the galleried bedroom.

Double bed (4ft 6in). Bed height 52cm floor to top of mattress.

Non feather duvets and pillows provided.

Narrowest clearance around bed is 30cm.

Bedside drawers are 67cm high.

Largest free space clear of doors and furniture is 190cm by 162cm

### **Twin Bedroom**

Door width 62cm.

Two single (3ft) beds provided.

Bed height 55cm floor to top of mattress.

Low allergy duck feather and down duvet and pillows.

Bedside table is 67cm high.

Free space clear of doors and furniture is 310cm x 170cm.

## **Shower Room and Toilet**

Door width 62cm.

Shower in enclosed compartment.

Toilet seat height 42cm.

Space beside toilet 30cm to left, 37cm to right.

Flooring is rough slate with a bath mat.

Reasonable colour contrast between floor walls and furniture.

Wash basin height to rim 80cm, with pedestal beneath.

## **Garden**

Gravelled terrace to the front of the cottage shared with other cottages. Remainder of garden (1.5 acres, steep slopes) is shared with other cottages.

## **Additional Information**

Heating is provided by gas central heating with radiators in each room and a heated towel rail in the shower room.

Information folder in lodge is produced in size 11 font.

Mobile phone reception is described as “good” for Vodafone, EE, O2, and Three. 3G data reception is described as “likely to have sufficient signal” for EE and Three, but “unlikely to have sufficient signal” for Vodafone and O2. There is no 4G signal coverage. (Data from ofcom.org.uk).

Wireless internet access to broadband is provided.

The property is no smoking throughout, although smoking is permitted on the terrace outside.