



## **Access Statement for Tŷ Haf**

### **Introduction**

Tŷ Haf is a self catering holiday home that has been converted from a 1960s LORAN station. There are two bedrooms, two bathrooms and an open plan living area. It is single story and all of the internal floors are tiled. The property is non-smoking.

Ty Haf is set in just under 50 acres of land and is the first of a small complex of three holiday homes that will eventually be located on the same site.

Our family home is located approximately 100m from the holiday accommodation.

We have tried to provide as much information as possible in this statement. If you have any questions or specific needs please contact us.

### **Pre-Arrival**

We have a website at [www.eastblockhouse.co.uk](http://www.eastblockhouse.co.uk) our prices and availability can be found on our website or by searching for our property (number w1145) on the Owners Direct website.

We also have a facebook page at [www.facebook.com/EastBlockhouse](http://www.facebook.com/EastBlockhouse) .

Bookings can be made by email to [Jen@memetic.co.uk](mailto:Jen@memetic.co.uk) or by telephone to 07990 974185.

The nearest bus stop is in Angle Village 1 mile away.

The nearest train station is in Pembroke 10 miles away.

The nearest international airport is in Cardiff 108 miles away.

### **Arrival and Car Parking**

On arrival please drive directly to the accommodation.

There is a 10 foot wooden farm gate that gives access to the gated parking area in front of Tŷ Haf.

There is a large level parking area directly in front of the property.

### **Main Entrance**

There are two steps to the front door, the first step is 10 cm high and 19 cm wide. The second step is 18 cm high including the door threshold.

The front door is hinged on the left hand side and the lock is 105 cm from the ground.

The front door is 79 cm wide and 204 cm high.

From the front door you enter a porch, this room is 150 cm long by 162 cm wide and provides hanging room for coats and storage for a sweeping brush.

The door from the porch to the living area is 83 cm wide and 198 cm high.

### **Living Area**

Ty Haf has a single open plan living area that is 585 cm wide by 477 cm long.

The kitchen area is in an L-shape. The sink, hob, toaster, kettle and microwave are located on base cabinets that are 90cm high and 60cm deep. There are no high wall cabinets. The lowest cupboard shelf is 19 cm and the highest 74 cm from the floor. The extractor fan is located 67 cm above the hob.

The dishwasher is integrated into the base cabinets The oven is a mid level integrated oven with the middle shelf being 100 cm from the floor. There are 2 drawers under the oven and none above. The fridge/freezer is freestanding with a lower freezer section and an upper refrigerated section. The highest fridge shelf is 125 cm high. The lowest freezer drawer is 16 cm from the floor.

The dining area has a table that is 74 cm high by 119 cm long by 75 cm wide. There are 4 dining chairs with a seat height of 44 cm.

The lounge area has two 2-seater sofas that are 178 cm long and 85 cm wide, the seats are 42 cm high.

There is a 32 inch LCD TV with freeview on a floor stand.

There is a sideboard that is 146 cm long, 87 cm high and 49 cm wide. This holds crockery, glassware and books. The lowest shelf is at 8 cm and the highest is 64 cm from the floor.

The door into the corridor to the bedrooms and bathrooms is 84 cm wide by 195 cm high. The corridor is 116 cm wide.

### **Bedroom Two**

The door to the bedroom two is 84 cm wide and 195 cm high. The room is 285 cm wide and 465 cm long.

It contains 2 single beds measuring 90 cm wide by 183 cm long or these can be combined to make one super king size bed measuring 180 cm wide by 183 cm long. The beds are 65 cm high.

When in a twin formation there is 110 cm of space between bed 1 and the left hand wall.

There is 54 cm of space between the two beds and between 59 cm (to chest of drawers) and 110 cm (to wall) from bed 2 to the right hand wall.

When made up as a super king size bed there is 142 cm of space from the bed to the left hand wall and between 80 cm (to chest of drawers) and 125 cm (to wall) from the bed to the right hand wall.

In both formations there is 89 cm of free space at the bottom of the bed(s).

The chest of drawers is 100 cm high. There is a hanging rail at 178 cm high.

### **Bedroom One**

The door to bedroom 1 is 84 cm wide and 194 cm high. The room is 279 cm wide and 475 cm long.

There is 65 cm of space on the left side of the king sized bed and 63 cm on the right side (these spaces are adjustable)

There is 207 cm of clearance between the bottom of the bed and the chest of drawers.

The chest of drawers is 100 cm high, there is a 23 inch LCD TV with freeview on top of the chest of drawers.

There is a hanging rail 183 cm from the ground.

### **En-suite Bathroom**

The door to the en-suite bathroom is 82 cm wide and 194 cm high. The room is 272 cm wide and 200 cm long.

The toilet seat is 41 cm from the floor with free space of 32 cm to the left and 79 cm to the right.

There are 85 cm from the front of the toilet to the wash basin cabinet.

The wash basin is 80 cm high.

The shower is 115 cm wide and 87 cm deep. It has a sliding door with an opening of 46 cm and there is a step of 20 cm to enter the shower.

### **Main Bathroom**

The door to the main bathroom is 82 cm wide and 194 cm high. The room is 298 cm wide and 200 cm long.



The toilet seat is 41 cm from the floor with free space of 34 cm to the left and 35 cm to the right. There are 138 cm from the front of the toilet to door.

The wash basin is 81 cm high. There are 80 cm between the wash basin and the bath.

The shower is 118 cm wide and 86 cm deep. It has a sliding door with an opening of 46 cm and there is a step of 18 cm to enter the shower.

The bath is 74 cm wide by cm long by 64 cm high.

### **Laundry and Games Facilities**

There is a laundry room containing a washing machine and tumble dryer and a games room containing a full size pool table located in an adjoining building.

The entrance door to the adjoining building is 130cm wide by 195 cm high. There is a door threshold of 3 cm.

The door to the laundry room is 73 cm wide by 195 cm high.

The door to the games room is 73 cm wide by 195 cm high.

### **Outdoors**

The holiday homes are located in a fenced gated area of approximately 1 acre. Outside of the fence there is a further 48 acres of unfenced grassland that leads to the sea on three sides. There are high cliffs around the land that are not fenced. Please ensure that children and pets are supervised when walking on the coastal path or near the cliffs. To the side of the fenced gated area is a pond, this catches the rainwater from the buildings. During wet weather this may be deep, please ensure children are not left unsupervised in this area.