

This access statement has been prepared by the owner. Please use this information in conjunction with the cottage details provided.

Plasbach is ¼ mile from the A482 at Ciliau Aeron and 40yds off the B4339. Steep hill up from A482

Tarmac driveway to cottage, sloping down

4yd of level path from drive to front door

(Doorway width measurements are ACCESS width. Door heights standard unless otherwise stated)

2½ inch step-up into front door porchway. 31in front doorway with 4inch cill

Narrowest passageway in house is 31in

Doorway to utility room/3rd toilet 28in

Bedroom doorways 32 x 70½ins

Upstairs bathroom - doorway 28 x 72in. Room quite narrow at 49in wide. Shower has 6inch step-over, is 30in front to back, 40in wide with a ceiling sloping front to back from 82in to 60in making it awkward for tall persons. Temperature controlled electric shower.

Stairs – 30in wide at narrowest point. Eight standard steps + two angled steps lead to halfway landing. Four standard steps to top. The bottom has a low banister rail – 29in, top and landing are standard height. Stair gates are available.

This original staircase is potentially dangerously slippery to persons wearing only socks(or similar) on their feet – for safety PLEASE wear good slippers or indoor trainers.

Living room – 34 x 72in doorway. Cast iron log burner gets very hot to the touch. Fully enclosing guard available if required.

Dining room – 34 x 72in doorway. 1½ inch slope up in doorway. 2in bottom stair step intrudes into doorway slightly.

Kitchen – 33 x 70in doorway to outside has 6in step (up going out, down coming in) plus 2in cill.

Downstairs bathroom doorway 28in. The temperature controlled shower with sliding doors has a 7inch step-over. Bath taps reached by leaning over bath.

Smoke/fire and carbon monoxide alarms fitted upstairs and downstairs. Fire extinguisher and blanket in kitchen. Emergency lighting in hall.

## OUTSIDE

Level grassed and paved patio areas with low wall around. 3 gateways in wall – main gate to front leads to drive, gateway out, larger front lawn and slopes down to parking area. 1 gateway has steps leading down to parking area the 3rd gateway leads to side and side entrance to kitchen.

Gravelled parking area for 2 cars with gate to large fully enclosed grassed garden.

Secure stone shed