

## Access Statement

Access to Cwm Connell property is via a farm track, approximately half a mile long. On either side of the track are Pembrokeshire Banks. High banks made of stone and earth and planted. The lane is one car width, there are passing bays along the lane. Entrance to the car park for Yr Ffald, Ty Twt, Ty Cwtch, Bron y Felin, Yr Ydlan and Ger y Llyn is positioned on the left hand side of the lane through a gated entrance. There is room for six cars to park at an angle, to the left of the entrance. The car park is graveled and bordered with shrubs and trees. Car parking for Yr Ffald is through the gates and behind a welsh stone wall on the left-hand side, immediately outside the cottage main entrance. Although the turn is tight, there is room to park and manoeuvre a van and allow wheelchair access.

---

### Yr Ffald

Yr Ffald has a super king bed which can split into two 3' single beds and a twin room with cabin beds. There is room for a travel cot in the super king room. Entrance to the cottage is via a ramp to the wide front door. There is a metal ramp made for enhanced wheelchair access. The door opens inwards, the floor is tiled. The cottage is all ground floor level. All switches, sockets and door handles in this cottage are positioned halfway up the wall. The front door leads to a hallway. The open plan living/kitchen area, twin bedroom, wet room and super king bedroom all lead from the hallway. Entrance to the living/kitchen area is through an extra wide door. The floor is wood. This area is furnished with a dining table and two benches, two side tables, smart TV on wall, single armchair and three seater sofa. The L shaped kitchen area is along two walls and houses cupboards above and below, large fridge, dishwasher, sink area and induction hob, and stone countertop. There is a door leading from the living/kitchen area to the outside decking and two steps down to the courtyard, the decking also leads to a small enclosed patio area to the back of the cottage, this patio area is part gravel, part concrete. Alternative wheelchair access to the courtyard is out the front door, down a ramp across concrete and through a gate. Entrance to the twin bedroom is through an extra wide sliding door, slides to the left. The floor is wood. The area is furnished with hand made cabin beds with a cupboard and drawers in the base. Entrance to the wet room is through an extra wide sliding door. The wetroom has floor and wall tiling and underfloor heating and a velux window. The shower has a built in bench the full width of the room which is fixed to the wall, there is a support rail also fixed to the wall on the right of the raised accessible WC and another grab rail to the left of the WC. The shower has a grab rail and a hand held hose as well as the ceiling shower. The controls are to the right of

the shower area. There is a heated towel rail and sink with taps which can be operated by pushing ??.

Entrance to the double bedroom is through an extra wide door opening inwards. The floor is wood. This room is furnished with a super king zip link bed, side tables, chest of drawers, chair and a double bed .

---

### Ty Twt

Ty Twt has a superking bed that converts to twin beds. There is room for a cot in the bedroom. Entrance to front door up one step via decked area. Door opens inwards to hallway with hard flooring. Cottage on ground floor level. Entrance to living/kitchen area leading from hall, door opens inwards. Kitchen area defined by wood panel divide comprising of cupboards, counter top, cooker, dishwasher and fridge. Living area furnished with 2 seater couch, dining table + two chairs, tv table and coffee table. Double french doors leading down two steps onto private paved patio area with patio table and two chairs. Steps leading out to shared cottage gardens. Entrance to bathroom leading from hall, door opens inwards. Enclosed shower unit with glass door and fold down shower seat. Sink with hot and cold taps. Wc. Entrance to bedroom leading from hall, door opens inwards. Built in cupboard, two side tables, chest of drawers. Superking bed which can also be made up as twin beds.

---

### Bron y Felin

Bron y Felin has a double bed and four full size single beds. There is room for a divan and a cot in the twin room, and room for a cot in the double bedroom. Entrance to cottage via paved patio area (one step up). Cottage on ground floor but with different levels. Front door opens inwards leading to hallway with tiled flooring. Door on left leading to twin bedroom with one step down, opening inwards. Carpet flooring. Two twin beds, built in cupboard, two side tables, chest of drawers and chair. Door leading from hallway leading to 2<sup>nd</sup> WC with sink. Up two steps to right leading to second hallway. Door to living/kitchen area leading from hallway. Carpet flooring. Three two seater couches, coffee table, side table, dining table and six chairs. Open fireplace with hearth. Kitchen along one wall with cupboards, countertop, sink, fridge freezer, dishwasher and ceramic hob oven. Back door with one step down leading to private paved patio area with dining table and six chairs, seven steps down to shared cottage gardens.

### **Bron y Felin....**

Door to double bedroom leading from hallway.  
Carpet flooring. Double bed, two side tables, built in cupboard and chest of drawers.  
One step down through hallway to door leading to bathroom. Door opens inward. Hard flooring. Bath. Over bath shower with shower curtain. Wc.  
Door leading to twin bedroom. Door opens inwards.  
Carpet flooring. Twin beds, side table and chest of drawers.

---

### **Yr Ydlan**

Yr Ydlan has a double bed and two full size single beds. There is room for a divan and/or cot in the twin bedroom or the double bedroom.  
Entrance to cottage via paved patio area (one step up) leading to three steps up to Front door. Door opens inwards to hallway with hard flooring. Cottage all on ground floor with doors leading from hallway.  
Door, leading from hallway to 2<sup>nd</sup> Wc opens outwards, with wc and washbasin.  
Door, leading from hallway to bathroom opens inwards, with hard flooring, sink, shower over bath with glass bath screen. Wc.  
Door, leading from hallway to double bedroom opens inwards. Carpet flooring. Double bed. Side tables, chest of drawers, built in cupboard, blanket box and chair.  
Door, leading from hallway to twin bedroom, twin beds, side table, chair, chest of drawers and built in cupboard.  
Door, leading from hallway to kitchen/living area. Kitchen along one wall comprising off fridge, countertop, cupboards, dishwasher and ceramic oven. Dining table and 4 chairs. Three piece suite and coffee table.  
Back door leads from the living area to the enclosed back porch with one step down and out to the patio with table + 4 chairs.

---

### **Ger y Llyn**

Ger y Llyn has a double bed and a full size single bed. There is room for a divan or cot in the single bedroom and room for a cot in the double bedroom.  
  
Entrance to Ger y Llyn is up a small path into a porch area, door opens outwards, then up two steps through the second door into the kitchen/living area. Cottage is on ground level.  
  
Kitchen/living area with carpet flooring, comprises of kitchen along one wall with counter top, fridge/freezer, ceramic hob cooker. Living area comprises of three piece suite, dining table + 4 chairs, welsh dresser, tv table and log burning stove.

### **Ger y Llyn....**

Door leading to hallway from kitchen area, with hard flooring.  
Door leading from hallway, opens inwards, to shower room, comprising of wc, sink and glass shower cubicle with hard flooring.  
Door leading from hallway to single bedroom, with single bed, chest of drawers and built in cupboard with carpet flooring.  
Door leading from hallway, opens inwards to double bedroom, with built in cupboard, chest of drawers, bedside table and carpet flooring.  
Back door leading from hallway to shared cottage garden. Six steps down to picnic table.

---

### **Fron Haul**

Fron Haul has a double bed and two full size single beds. There is room for a cot in either bedroom.  
Six steps to front porch, door opens inwards. Door leading from porch into kitchen/living area. Door opens inwards.  
Living area is carpeted, kitchen area is tiled. Kitchen along one wall comprises of fridge/freezer, countertop, ceramic hob/oven, dishwasher. Living area comprises of three piece suite, dining table + 4 chairs. Coffee table, tv table.  
Door leading from living area to hall way, hard flooring.  
Door leading from hallway to twin bedroom, carpet flooring, built in cupboard, bedside table, twin beds and chest of drawers.  
Door leading from hallway to bathroom, hard flooring, bath with shower over, wc and hand basin.  
Door leading from hallway to double bedroom, carpet flooring, double bed, chest of drawers, built in cupboard, two bedside tables.  
Door leading from double bedroom to exterior porch with six steps down to table and 2 chairs, one step down leading to shared cottage gardens.