**ACCESS STATEMENT**

**St Davids Cottage, Bryn Road, St Davids**

This access statement has been provided for your information. If you have any queries please do not hesitate to contact Jo on 07834973026 or stdavidscottage1@gmail.com

St Davids cottage is a four bedroom detached house which provides comfortable accommodation for up to six people. It is centrally located in St Davids and has its own off road parking space.

**Location:**

* St Davids Cottage is within walking distance to shops, pubs, restaurants
* A driveway at the house has enough space for two cars
* Public bus – frequent service to local beaches and return.
* Average mobile phone reception.

**Description:**

**Downstairs**

* Entrance to property is via a front door, through a porch (floor is tiled). The door is half glazed and the width is 81cm wide.
* Open plan living room with two sofas and one arm chair. TV and DVD player (both with remote control). Woodburning stove.
* Twin bedroom with wardrobe, bedside table and two single beds.
* Downstairs WC. Door width is 74cm wide.
* Recently redecorated to a high standard and well-lit throughout
* Open plan kitchen with modern kitchen units and dining table and six chairs. A step leads to a seated area with a 3 seated sofa and coffee table in front of a wall mounted SMART television. Kitchen floor is tiled.
* Utility room in the kitchen includes washing machine, sink and tumble dryer
* Double wooden doors open out from the seated area in the kitchen to an enclosed, gravelled garden. Width of door is 114cm. There is a patio table with parasol and six chairs. Also outside is an outdoor storage unit which contains a BBQ.

**Upstairs**

* Carpeted throughout. Stairs lead to a landing with banister.
* Double bedroom with wardrobe, double bed, two bedside cabinets, chest of drawers.
* Single bedroom with wardrobe, bedside table, single bed
* Main bedroom with two bedside cabinets, chest of drawers and ensuite shower room with WC.
* Bathroom includes bath, shower, toilet. Door to the bathroom is 74cm wide.