

## Access Statement

Self-catering accommodation  
Mallorn cottage, Arthog, Gwynedd

- The cottage is approached from the gravelled parking area where there is room for two vehicles. Access to the property from the car parking area is through a garden gate then down a slightly sloping slate path (about 10 metres) with an uneven surface to one step down to a level area. The steps continue down a further five steps through a right handed bend the level where the bungalow is on. The path continues to front door (about 7 metres) to the front door which has one step up. All other doors are standard width hinged doors.
- The property is heated with oil fired central heating (available throughout the year). We do not charge for energy use. All rooms are on the same level although there is wide threshold strip about 10mm high between the lounge and the dining area. There is good colour contrast to floors, doors and walls throughout the property.
- Bedroom One has a double bed, the second bedroom has two single beds.
- There are two remote controlled TVs (both Teletext in the lounge and bedroom one) and remote controlled video, CD and DVD in the lounge.
- Light switches and power points are at a sensible height.
- The kitchen has a standard size washer dryer, standard size sink with drainer, half size dishwasher and cooker with front opening electric oven and grill.
- The bathroom has a bath with a shower head over the bath.
- There is reasonable mobile phone reception and a coin operated payphone (BT) in the lounge. Telephone numbers for NHS direct and other emergency numbers are shown near the telephone.
- There is access to a level, flagged patio area through a patio window (one step down) from the dining area. Bird feeders are viewable from the lounge and the dining area.
- The bedrooms and entrance areas are carpeted. The lounge and dining area are laminated wooden floors.
- Assistance dogs are welcome.
- Distance to the nearest shops and pubs (Fairbourne) is about 3 miles.
- Additional information can be obtained from Roger Hancock tel. No. 01636 830267

6th May 2008