

## **Cartref Rhyddwen Place Craigefnparc Swansea SA6 5RL**

Linda Morgan 07793 073811

The bungalow is approached by the elevated driveway to level parking space for one vehicle.

Entrance to the property is accessed via steps leading to front door.

The premises is a bungalow with living accommodation on one level.

The outside area is made up of three elevated sections accessed by steps.

The entrance hall is tiled and care should be taken when wet.

Built in the 1930's, all internal doors are original and openings are consistent with buildings of that era.

There are two bedrooms equipped with double beds, wardrobes and drawers. The third bedroom has a single bed with optional pull out single bed below. Room is very limited when this option is used.

The property is well lit and bright with light switches at shoulder height.

Electric sockets are at various heights throughout the property and are easily accessed.

The bathroom is compact with an electric shower situated in the corner bath unit. Floor space is limited.

The kitchen is accessed from the living/dining area where floor covering changes from carpet to tile. The kitchen is fitted with standard size and height floor and wall units and an automatic washing machine and electric cooker are provided. The kitchen is narrow 'galley' style and leads to the back door which, in turn, leads to the patio area.

All pillows and cushions are non-feather and sheets and duvets are poly-cotton type.

TV and DVD player are remote controlled.

The property is semi-rural with neighbors on one side only. Mobile phone reception varies in quality.

The bungalow is situated in a quiet area and enjoys visual and sensory qualities you would expect from the countryside. The field at the rear of the property is used for grazing horses.

The property has an efficient oil central heating system and has both cavity and loft insulation as well as being double glazed throughout. Heating is included in rental cost and is subject to our fair use policy.

There is a main bus route just 100mtrs from the property and several local taxi firms. The post office/shop is around ¼ mile away and there are two public houses which serve food within two miles.

Whilst the elevated aspect and changes in level give the property an impressive visual advantage, the elevated situation does not allow easy movement for those with limited mobility. As it is our intention to provide a pleasurable holiday experience for our guests, you are advised to contact us prior to booking if you or one of your party may be affected. Also, although we have tried to answer the questions you may have, we will be pleased to answer any other questions .

Updated January 2011

### **Ty Llwy Valley View Craigeffnparc Swansea SA6 5TE**

*Linda Morgan 07793073811*

The apartment is approached off main road to level parking space for one vehicle.

Entrance to the property is accessed via secured parking place with a gentle 5 mtr slope to front door.

The premises is an apartment with living accommodation on one level.

The outside area is made up of three elevated sections accessed by steps.

The entrance hall is tiled and care should be taken when wet.

Built in the 1970's, all internal doors are original and openings are consistent with buildings of that era.

There are two bedrooms equipped with double bed and one with single bed, wardrobes and drawers. There is a spare bed in the living area.

The property is well lit and bright with light switches at shoulder height.

Electric sockets are at various heights throughout the property and are easily accessed.

The bathroom is compact with an thermostatic shower cubicle.. Floor space is limited.

The kitchen is accessed from the living/dining area where floor covering changes from carpet to tile. The kitchen is fitted with standard size and height floor and wall units and an automatic washing machine and small 'bellini' electric cooker are provided. The kitchen is narrow 'galley' style and leads to the back door which, in turn, leads to the patio area.

All pillows and cushions are non-feather and sheets and duvets are poly-cotton type.

LCD TV, SKY and DVD player are remote controlled.

The property is semi-rural with neighbours on each side. Mobile phone reception is generally good.

The apartment is situated in a quiet area and enjoys visual and sensory qualities you would expect from the countryside. The rear of the property overlooks the RSPB reserve and has uninterrupted views.

The property has an efficient LPG gas heating system and has both cavity and loft insulation as well as being double glazed throughout. Heating is included in rental cost and is subject to our fair use policy.

There is a main bus route outside the property and several local taxi firms. The post office/shop is around 1/2 mile away and there are two public houses which serve food within two miles.

Whilst the elevated aspect and changes in level give the property an impressive visual advantage, the elevated situation does not allow easy movement for those with limited mobility. As it is our intention to provide a pleasurable holiday experience for our guests, you are advised to contact us prior to booking if you or one of your party may be affected. Also, although we have tried to answer the questions you may have, we will be pleased to answer any other questions .

Updated April 2011

## **Fir Tree House Valley View Craigeffnparc Swansea SA6 5TE**

The accommodation is a three floor cottage built 100 years ago. All electric sockets and light switches are on various levels but are easily accessed.

Approached from a secured car park with level pathway through front garden to floor one.

The property has it's own lawn and all-weather areas. There is access to the rest of the complex which has direct access to the RSPB reserve.

There are three bedrooms, one on the ground floor and two on the third floor. The main bedroom is en-suite with shower cubicle. There are open plan stairs between floors (with safety rails). All pillows and cushions are non-feather and sheets are poly-cotton type.

Bathroom is fully tiled with bath WC wash basin and bath.

Kitchen is fully fitted with open plan to Diner .

Floor coverings are Ceramic Tile, Carpet or Laminate. Care should be taken when wet.

The property is heated with electric units. Heating and lighting are included in price subject to 'fair use policy'.

Taxi and bus services are available immediately outside Valley View complex.

Gardens are on several levels giving wonderful sensory experience and beautiful views, however, the different levels are unsuitable for those with limited mobility.

There is a small trout pond in the grounds and, although fenced, care must be exercised at all times.

Due to the nature of the property and the variance in garden levels, we feel that FIR TREE HOUSE is unfortunately unsuitable for those with limited mobility.

We are anxious to ensure Fir Tree House is suitable for your needs. This access statement is made in order for you to establish the suitability of Fir Tree House as a perfect choice of holiday accommodation. Please contact us on 07793073811 should you have any further questions or requests.

Updated April 2011

## **THE LODGE Valley View SA6 5TE**

Linda Morgan 07793073811

The bungalow is approached by the elevated driveway to level parking space for one vehicle.

Entrance to the property is accessed via steps leading to front door.

The premises is a bungalow with living accommodation on one level.

The outside area is made up of three elevated sections accessed by steps.

The flooring in living areas is laminate wooden flooring and can become slippery when wet

Built in 2011 the building is highly insulated and all doors are solid pine.

There are two bedrooms equipped with double beds, wardrobes and drawers. The third bedroom has a bunk bed .

The property is well lit and bright with light switches at shoulder height.

Electric sockets are at various heights throughout the property and are easily accessed

Taxi and bus services are available immediately outside Valley View complex.

Gardens are on several levels giving wonderful sensory experience and beautiful views, however, the different levels are unsuitable for those with limited mobility.

There is a small trout pond in the grounds and, although fenced, care must be exercised at all times.

Due to the nature of the property and the variance in garden levels, we feel that THE LODGE is unfortunately unsuitable for those with limited mobility.