

ACCESS STATEMENT



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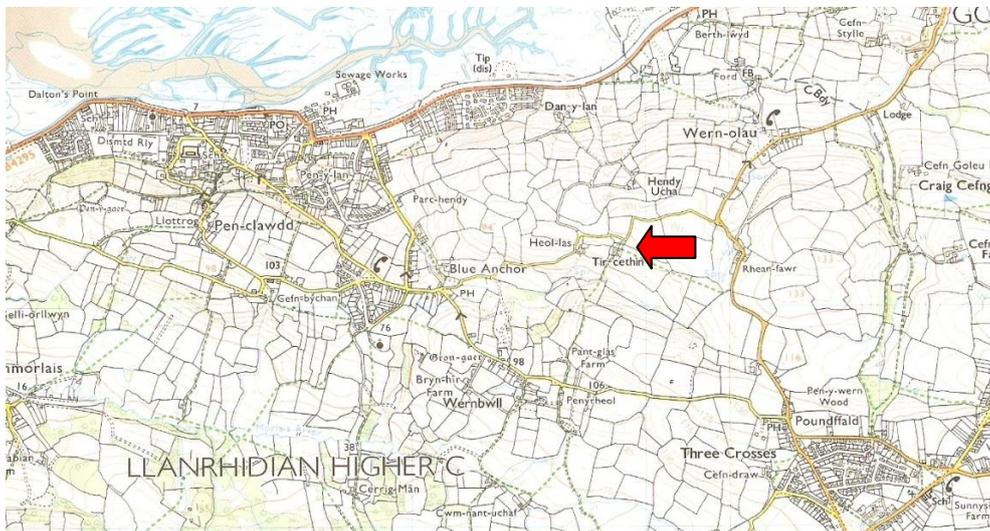
Tir-Cethin Farm
Three Crosses
Swansea
SA4 3NA

Booking

All bookings and accommodation information can be found on our website www.tircethinfarm.co.uk. The bookings are completed through the website with an online booking system.

Access

Vehicle access to Tir-Cethin Farm is along a council maintained tarmac road off Cefn Style Road to the North of Three Crosses village .



Vehicle access to the barns will be through the existing farm gravel driveway.



The barns are situated to the west of the existing farmhouse. The car park is next to the barns and comprises of uneven gravel and can accommodate 8 cars. Both the barns Y Llaethdy and Y Beudy are accessed down six steps with a handrail on both sides.



Y Llaethdy



Y Llaethdy is closest to the car park with the main entrance approximately 4 m from the bottom of the steps across a flat paved surface.

The main door has a cill projection of 150mm from the floor and the door is 800mm wide. The handle is 1.1m from the floor. Once through the main door the access to the main living area is through the hallway to a 760mm wide door. All light switches are at the standard 1.1m off the floor. All the floor finish on the ground floor is level slate flooring.

The main living accommodation comprises a large open plan living/dining/kitchen area.



The dining room table top is 850mm from the floor and the kitchen work surfaces are 950mm off the floor. The oven, fridge, freezer, dishwasher, and washing machine are all located under the worktops.

A downstairs bathroom is situated through a 760mm wide door and comprises a WC, sink at 800mm from the floor and a low level walk in shower with no door.



The upstairs accommodation is accessed up a flight of wooden stairs.

This accommodation comprises a large bedroom with super king size bed and a sofa bed.



A smaller bedroom with a super king size bed.



And another bedroom with single bed and a set of adult size bunkbeds.



On the first floor there is also a bathroom with a WC, sink at 800mm from floor and bath.



All the flooring finish on the first floor comprises level laminate flooring. All three bedrooms have roof windows that allow access in the case of an emergency.

The barns have heat, smoke and carbon monoxide detectors wired into the main electric with battery back-up. Fire extinguishers and fire blankets can also be found in the kitchen area. Access to the patio area is through one of two doors 800mm wide doors with a low level projection and 150mm step. The patio comprises a large area of level patio slabs edged with gravel. (see below)

Y Beudy



The main entrance is approximately 12m from the bottom of the steps across a large shared patio area. (Door shown on right)

The main door has a cill projection of 150mm from the floor and the door is 800mm wide. The handle is 1.1m from the floor. Once through the main door and into the entrance hall you access the first floor up 6 steps with a handrail on the right.



The flooring on the entrance level is flat slate flooring.

A fire door (760mm wide) is also in the entrance hall leading to a landing which has 7 steps down to the main living accommodation.



Also on this level is a bathroom comprising WC, sink at 800mm from floor and a bath.



The main living accommodation comprises a large open plan living/dining/kitchen area.



The dining room table top is 850mm from the floor and the kitchen work surfaces are 950mm off the floor. The oven, fridge, freezer, dishwasher, and washing machine are all located under the worktops. The fridge is at a higher level above freezer.

All light switches are at the standard 1.1m off the floor. All the floor finish on the ground floor is level slate flooring.

From this room the two large patio areas can be accessed through two 2.4m wide sliding doors with a low projection cill and 150mm step down to the patio slabs.



The patios are both large consisting of flat patio slabs.



The patios are connected by a gravel path with patio slabs inlaid between gravel.

The first floor accommodation comprises two identical bedrooms with a large king size bed.



And a smaller room with a single bed and adult size bunk beds.



There is also a bathroom with WC, sink at 800mm from the floor and shower with door.



All three bedrooms have roof windows that allow access in the case of an emergency.

The barns have heat, smoke and carbon monoxide detectors wired into the main electric with battery back-up. Fire extinguishers and fire blankets can also be found in the kitchen area.