

Access Statement **For Langland Bay House**

Off street parking for several cars is available alongside the house within the garden confines. The approach through the gateway is a gently sloping tarmac drive towards the front of the house. Assistance is offered for luggage.

From the car parking area, across a level brick paving patio, a distance of about 10 meters, the access into the house is via 4 stone steps, and then another small step into the hall.

Access to the bedroom is via a curved wooden staircase with 18 steps. The room has a level en-suite washroom with a step into the shower.

The dining area is accessed from the hall on one level.

There is adequate lighting in all areas. A night light is on during the night hours.

The only mobile reception is by Vodafone but free local telephone calls are available.

There is no public transport in the Bay. The nearest bus stop is at the top of the long steep hill out of the Bay, approximately ½ mile. There is a local taxi service, and Swansea airport (private planes) is 10 miles away. Cardiff and Bristol have international and national flights. The main railway station in Swansea (London/Paddington 3 hours) is 5 miles away.

Direct access (via two sets of steps) is available through the garden to the Coastal path around the bay of Langland.