

Green Meadows Annexe Access Statement

23 Tirmynydd Road, Three Crosses, Swansea, SA4 3PP

The annexe at Green Meadows is a self contained, centrally heated flat adjoining the owner's property.

The property is situated on the perimeter of the pretty and peaceful village of Three Crosses which is bordered by Fairwood Common.

The property is accessed over a green, by an almost level driveway. The entrance to the annexe is over a paved area which has three steps. Guests may park in front of the annexe, away from the roadway. Unfortunately there are no ramps at the property. Any assistance with luggage would be given gladly by the owners.

The annexe has its own small, but private patio area at the rear which is accessed from the back porch – down two steps. The patio overlooks the garden (also for the use of guests) which, in turn, overlooks beautiful woodland. The garden is accessed by five steps.

There is a direct bus service from Three Crosses to Swansea that runs every 90 minutes. There is, however, no direct bus route from the village to the beaches of Gower, so guests would have to connect with other buses, either at Killay Square (approx. 2 miles) or at Swansea. There is also a rail link to Swansea main line from the neighbouring village of Gowerton (approx. 2 miles).

We have a lock-up garage where cyclists could secure their bikes.

The property has been inspected for fire risk and complies with the fire regulations. Details of local health and emergency services as well as other relevant information are available for guests.

In the annexe are a total of four internal doors and a walkway (70 cms. wide) into the kitchen.

The bedroom has a double bed. Linen, towels, non feather duvets and pillows are provided. This room is ten foot square and would not be suitable for wheelchair access.

The fully equipped, galley styled kitchen has a washer-dryer, dishwasher, fridge-freezer, full size electric cooker with four hobs.

The comfortable lounge has a flat screen, 32inch TV with full Sky package including movie and sports channels.

In the shower room, the shower is accessed by two steps and is fitted with bar handles. The toilet is 46cms high.

The rooms in the annexe have large windows, are light and well furnished.