



LLAWRDREF BELLAF  
SELF CATERING FARMHOUSE

# ACCESS STATEMENT

## SH2728 9159

The farmhouse is approached from an unclassified road, along a tarmacked drive. Parking 10 yards from the front door. Enclosed garden with furniture. Access is on even ground. Nearest public transport 2 miles away at Llangian village. Nearest shop two miles away.

## FARMHOUSE

- 01 Entrance level ground doorway 30 inches wide.
- 02 Open plan sitting/ dinner.
- 03 Access to garden from kitchen. Back door width 30 inches.
- 04 Kitchen entrance 34 inches. Worktop height 3 feet. Drop down open.
- 05 Three bedrooms on 1st floor - door 3 feet wide. Safety gate at top of stairs. Bath height 22 inches with flexible shower over. Toilet height 17 inches.
- 06 Bedrooms - 1 with king size bed, 1 double bed and one with two single beds. Non feather pillows and duvets covers and sheet. Also towels.
- 07 Remote control TV, DVD and Radio.
- 08 Light switches and power points at a sensible height.
- 09 Good Mobile phone reception for Orange, Vodafone and Three.
- 10 Wi-Fi