

## ACCESS STATEMENT FOR WERN COTTAGE, CAPELULO, CONWY

The property is a 2 bedroomed detached cottage with lounge, dining room, conservatory and upstairs bathroom.

### FRONT AND REAR ACCESS TO THE PROPERTY:

There is driveway access for 1 vehicle at the side of the property.

Access to the property is directly from Sychnant Pass road via this open driveway onto slate chippings. There is no pavement on the road.

A paved concrete path of 1m wide leads along the front of the house to the main door. There are no steps on the driveway or paths.

There is a shallow step at the front door into the house.

The front door has a handle at 1.7m above the floor and the door is 85cm wide.

There is a garden gate at the rear of the driveway leading to the rear of the property. The path at the rear of the property is made of slate chippings and there is also a decked patio area raised approximately 6 inches off the ground.

The rear access to the house is via the conservatory. There is a step 6 inches off the ground to the door and the door handle is approx. 1m from the ground.

The patio area at the far side of the house is made of concrete slabs. There is a drop of approx. 8X8 inches along the rear side of the house creating a drainage gully.

### WINDOWS:

With the exception of the 2 side windows in the kitchen/dining room area and the single side window in the lounge which are fixed, all the remaining windows are of the original sash style. These have been fully restored and are operational. They are screw locked from the inside.

### FLOORINGS:

Inside the property there are no steps at ground level. The hallway is made of quarry tiles covered with a non-slip mat. The dining room, kitchen and conservatory areas are made of slate tiles. The lounge, stairs and 1<sup>st</sup> floor bedrooms are carpeted. The en suite shower and bathroom floors are slate tiled.

There are no bedrooms or bathroom facilities on the ground level.

There are 13 steps to the 1<sup>st</sup> floor bedrooms and bathroom.

All internal doors are approx. 75cm wide with handles at 85cm.

### KITCHEN FACILITIES:

There is a double oven electric only cooker with halogen ceramic hob. An extractor fan is vented to the outside wall.

There is also a microwave oven, a toaster, kettle, dishwasher, fridge, washing machine and a freezer in the understairs cupboard. All instructions are provided in the cottage welcome folder.

## HEATING:

There is gas central heating throughout the house fed from a Combi Boiler in the cupboard outside the bathroom. There is a heated towel rail in the bathroom with a central heating thermostat as well as an electric summer element.

Both the kitchen, conservatory and bathroom floors can be heated by electric underfloor heating.

## FIRES:

The dining room has a wood burning stove and the lounge has an open coal fire. Both have been tested to HETAS approval and are operational.

## SHOWER/BATH :

The en suite shower in the master bedroom is a Kudos offset quadrant, 100 X 90cm with a step of approx. 3 inches. The shower in the main bathroom is over the bath and is therefore accessible over the bath at 60cm from the floor.

There is one toilet in the main bathroom.

## LIGHTING:

There is a street lamp in the road outside the property. There is also a dawn til dusk lamp in operation at the front door. There is a security motion activated light at the rear of the property.

As you enter the property, the switch for the hall and stairs lights are on the right hand side below the Burglar Alarm control box.

#### SMOKE DETECTORS & FIRE EXTINGUISHERS:

There are 2 mains powered Smoke Detectors in the property which are interlinked and battery backed.

There is a fire blanket on the wall on the left of the cooker and a fire extinguisher on the opposite wall.

#### MOBILE PHONES :

Mobile phone reception on the property is very good for the O2 network. An O2 Pay & Go mobile phone is provided.