

ACCESS STATEMENT

VALLEYBREAK HOLIDAY COTTAGE

COMMENTS AND SUGGESTIONS FOR INFORMATION ABOUT OUR ACCESS STATEMENT ARE MOST WELCOME

APPROACH

Valleybreak holiday cottage is situated five miles north of Caerphilly, approx twelve miles from junction 32 M4

Valleybreak holiday cottage is located in Glan-y-Nant near Pengam.

Valleybreak holiday cottage has easy access to the A470 and M4

Access to valleybreak is via a short one way lane off Cardiff Road A469

Valley break is an end terrace

PARKING

Parking is available in the lay by directly opposite the house. There is usually space for two cars.

There is slightly restricted view of cars coming up the one way street, care should be taken as you cross to the main entrance.

APPROACH TO MAIN ENTRANCE

The main entrance is straight off the pavement.

MAIN ENTRANCE

The main entrance door has an opening of 700mm.

The door handle is lever action set at 1010mm high and has good colour contrast.

There is a step set at 280mm high.

The main door entrance leads into a hall 790mm wide with a steep staircase to the left.

The hall floor is laminated with a doormat and an unfixed anti slip runner.

Under the stairs there is a small freezer set at 100mm high, a high chair and a stair gate with ample room for shoes and boots. There is also a row of coat hooks set at 1520mm high.

LIVING AREAS

There is a door from the hall leading into the main living area 730mm.

Flooring is laminate with one rug which can be removed if required.

There is a storage cupboard behind the door with a knob handle set at 1210mm.

There is a dresser with cupboards below with knob handles set at 630mm

Lighting is good with ceiling and wall lights in two alcoves.

Light switches are set at 1550mm.

There are plenty of comfy chairs with cushions.

The freesat TV is remote control and has teletext and subtitle facilities.

There is a DVD player which is remote control operated

There is an electric, Flame effect convector fire in the hearth. The controls are set at 520mm.

There is an open archway into the dining area 1530mm wide.

The flooring is laminate.

There are small coffee tables 400mm high in both living and dining area.

There is a long glass coffee table 400mm high where you will find tourist information in a basket. along with visitors book and house information including fire and safety information with emergency phone numbers.

There is another dresser where you will find DVDs and games.

There is a round dining table 740mm high The table legs are centre position.

There are five hard back dining chairs.

LIVING AREAS (Cont.)

There are large picture windows with wide window ledges in both living areas.

Dining room window ledge 870mm high, living room window ledge 800mm high.

Both windows have vertical blinds operated by pull cords 1070mm (dining room) and 1000mm (living room) from floor.

There are sockets in both rooms set at 540mm (dining room chimney breast), 630mm (by dining room window) and 810mm (living room).

KITCHEN

The kitchen is accessed from the living room there is no door but there is a clearly marked step down measuring 100mm.

There is a light switch on the wall to the right set at 1400mm.

There is a torch on charge on the right for use in an emergency evacuation if mains lights fail.

There are a range of floor units with an under unit fridge and cooker on the left hand side.

There are plenty of sockets on the wall between the floor and wall units. Two sockets can be found in the left hand floor unit. These power the fridge and the myson heater and should be left on.

The myson fan heater is under the right hand kitchen unit at floor level and has a switch on its side (it comes on automatically when the central heating is on).

The electric cooker has two ovens. The top one is a grill. Both have drop down doors with well defined handles.

The work surfaces run the whole length with a four burner halogen hob over the oven. A light stays on if the burners are still hot.

Fire fighting equipment is on this work surface.

There is a cordless kettle and a toaster.

There are two wall units. The larger one on the left has a glass front and has an up and over door with central D handle. (Care should be taken not to bring it down too fast).

To the right of the door from the living area is a small floor unit with work surface set at 900mm. A microwave is on a shelf above at 942mm and a pedal bin under the worktop.

Next to this unit is the door to the outside.

On the right hand side there is a 1.5 single drainer sink unit with twist action mixer taps with a washer/dryer beneath.

There is a window above the sink with a roller blind.

The floor is tiled with a carpet runner.

Lighting is excellent.

BATHROOM

The bathroom is accessed from the kitchen through a doorway measuring 730mm.

The floor is tiled and level.

The handle has a lever action. There is a bolt on the inside.

The light switch is on the wall in the kitchen by the door set at 1390mm.

The toilet is 400mm high and has button flush on the top.

The toilet is quite close 280mm to the heated towel rail which can be hot but does have a thermostat on.

The toilet roll holder is within reach of the toilet on the right.

The bath is 490mm high with mixer tap with a central lever action.

There is a hinged glass shower screen.

There is a power shower over the bath at a height of 1900mm the pull cord for the power is to the left of the door.

The control panel is on the front of the shower.

The wash basin is set at 810mm high with a mixer tap with central lever action.

There is a small storage unit over which are two glass shelves and a mirror.

There is a shaver point set at 1700mm

OUTSIDE

Access to the decking area outside is via a door 670mm wide from the kitchen.

There are three steps down, the first step is 170mm high, the second 180mm high and the third is 180mm high.

There is a large container with a hinged lid on the decking for rubbish and recycling 540mm high. There is an outside tap 880mm high on the wall with hose pipe attached.

There are two steps down to the next deck, the first step is 230mm high and the second step is 150mm high.

On this deck you will find a picnic table with benches attached either side 440mm high.

There is a narrow gravel area to the right level with the decking.

There are three more steps down to the gravel garden, the first step is 170mm high, the second step is 170mm high and the third step is 200mm high.

To the right is a drop of 280mm down to a secure gate which leads to the one way lane.

There is a long gravel area with borders to the left and a raised bed half way down on the right.

At the end is a rockery and fence screen to the right of which is a step down 130mm (110mm to stone or 230mm step to ground) to the shed.

There is a sun umbrella and sun beds in the shed for your use.

The garden is completely enclosed with fencing to the left and solid walls to the right.

There is electric lighting covering the patio area with the switch in the kitchen(left of microwave).

UPSTAIRS

A carpet staircase provides access to the bedrooms.

Steps consist of fixed carpet and there is a wooden handrail situated on the left hand side(ascending).

The handrail contrasts well with the background.

There are three angled steps 160mm high then a right turn followed by a flight of 11.

Steps all 740mm wide, 230mm deep and 200mm high.

The staircase is rather steep.

Step nosing is not highlighted.

Lighting is good.

There is a small fire extinguisher at the top of the stairs.

BEDROOM 1 (single)

There is a door 730mm wide facing you at the top of the stairs off the carpeted landing.

The door has a knob handle 870mm high.

Colour contrast in the room is good.

Flooring is level and carpeted.

There is a ceiling light and a touch type bedside lamp on a bedside table.

There is an alarm radio clock.

Light switch is at 1520mm high.

There is a single bed 500mm high.

There is a linen box 400mm high.

There is a long wall mirror.

There is a tall cupboard with four deep shelves.

The window opens outwards. Care should be taken with small children. The window can be locked slightly open but you must be able to access the key in an emergency.

The window has vertical blinds with cord pull also a tabbed, tie back curtain.

BEDROOM 2 (DOUBLE)

At the rear of the building is the double bedroom reached through a 710mm wide door off the landing.

The door has a knob handle 830mm high

Colour contrast in the room is good.

Flooring is level and carpeted.

There is a ceiling light and touch type bedside lamps on both sides of the bed.

There is a bedside table on each side of the bed.

There is an alarm radio clock.

There is a five drawer chest of drawers 1110mm high (hair dryer in top drawer).

There is a long mirror.

There is a double wardrobe.

There is a double bed 570mm high.

The window opens outwards and care should be taken with small children. The window can be locked slightly open but you must be able to access the key in an emergency.

The window has vertical blinds with a pull cord also with tabbed tie back curtains.

BEDROOM 3 (TWIN)

At the front of the building is the twin bedroom room accessed through a 740mm door.

The floor is carpeted and level.

There are two single beds 500mm high.

There are two bedside tables each with touch type bed side lamps.

There is an alarm radio clock.

There is an open swing type wardrobe with mirror.

There is walk in cupboard where the boiler is mounted.

The vacuum cleaner, ironing board and iron are kept.

There are two windows which have top openings both have vertical blinds and tie back curtain.

OTHER INFORMATION

Check in/out can be flexible with prior notice.

We would ask all guests to telephone our housekeeper Denise on 07904 969565 about one hour before arrival so she can be at the house to welcome you. A welcome pack of tea, milk & bread will be waiting for you. If you would like a more extensive pack or perhaps something special like flowers, chocolates etc please let us know and we will do our best to help (extra charge). We can even arrange locally reared free range pork and bacon.

Waterproof mattress protectors are available in a box under the bed in the twin room if required.

For further information please call Jan on 07725540049 or email jan@valleybreak.co.uk.