

## **Chatts Cottage**

**14 Church Street, Aberdyfi, Gwynedd LL35 0ES**

### **Access Statement**

#### Chatts Cottage Self Catering Accommodation

Chatts Cottage is approached from the lower end of Church Street. Church Street is a narrow road with an elevated slope, this starts to increase much more dramatically just past the entrance to Chatts Cottage. Due to the width of the road, two-way traffic is not always an option. There are a few places where it is possible to pass another vehicle, please be prepared to pull in for other road users. Chatts Cottage has its own parking space. The parking space has a maximum width of 2720mm narrowing to 2130mm. Vehicles must be parked in such a way that there is sufficient room for guests and other pedestrians to walk past the side of the vehicle. The space is suitable for small to medium size vehicles. Luggage can be unloaded either at the bottom of the upwardly sloping driveway. Or reverse park the vehicle onto the driveway so that the front bonnet faces Church Street, making unloading from the boot of the vehicle easier.

The entrance to the cottage is via 8 external concrete formed steps with a rise per step of approximately 180-200mm. A handrail is fitted to the wall on the right-hand side of the steps. At the top of the steps is a small flat area. A further 3 slate topped steps with a rise per step of approximately 150-200mm lead to the front door of Chatts Cottage which is located on the left hand side.

The front door to the cottage is 760mm wide and has a height of approximately 1850mm. Head clearance in the lounge area from floor to ceiling beam is 2290mm. The kitchen is accessed from the lounge area with a narrow door on the left. The width of the kitchen door is 690mm and the height of the door is 1800mm. Within the lounge area are the stairs leading to the first floor. The stairs are original and so are slightly twisting; wider at the bottom than at the top. A hand rail is located on the back wall on the right-hand side. Head clearance from the first step is 1930mm. The width of the 9 stairs vary from 740mm for the first step increasing to 810mm, and 970mm where the step is at an angle, narrowing to 610mm at the top. The rise of each step is 240mm. At the top of the stairs there is a small platform area 940mm x 610mm, this leads both right and left.

There is step up of approximately 200mm to the right hand side leading to the first bedroom with twin beds, storage facilities and a wash hand basin. The door width of this room is approximately 660mm. The door heights on the first floor vary in the region of 1930mm to 1980mm.

The landing area also leads to three more bedrooms, giving Chatts Cottage a total of 4 bedrooms.

On the right hand side of the platform is another step up of approximately 230mm. The landing area with a width of 530mm, leads directly to the bathroom on the right hand side. The bathroom has a lockable sliding door with an opening width of 530mm. The room is fitted with a bath, overhead shower, heated towel rail and W.C.

The second bedroom reached is a double bedroom, complete with storage facilities and a wash-hand basin. The door is a sliding door with a width of approximately 610mm.

The third bedroom is a double bedroom, complete with storage facilities, is accessed directly from the second bedroom, and separated by a door with a width of 660mm. Here there is a small step down of 110mm. The balcony is also reached from this room via a pair of glass sliding doors which open to a width of 880mm. The fire escape leading to ground level is located from the balcony area via a bolted gate.

The fourth bedroom is accessed directly from the third bedroom, separated by a door with a width of approximately 740mm. There are a set of full-size bunk beds, storage units and a wash-hand basin in this room.

Mobile phone coverage is not always possible within the cottage, but a signal can be obtained either outside in Church Street or on Seaview Terrace, the signal is dependant on the service provider.

Car parking is provided on-site, or (with charge), at the main Gwynedd Pay and Display car park approximately 5 minutes on foot. Free Car Parking is available within the village, but please be aware that restrictions of 45 minutes apply from 1<sup>st</sup> April – 30<sup>th</sup> September with fines of £30 - £60.

Public transport (Arriva Bus) can be accessed from Seaview Terrace which can be reached directly down a flight of steps, or down Church Street, into New Street and onto Seaview Terrace. The train stations are at Penhelig or Aberdovey – on the outskirts of the village both approx 10 minutes on foot. A taxi service operates from Aberdyfi.