

Access Statement for Kestrel View self catering cottage.

Introduction

Our self-catering apartments are ideal for a short break or holiday. There are two semi detached cottages situated overlooking the Dyffryn Valley.

Each cottage is on one level, has two bedrooms and is fully equipped.

We look forward to welcoming you. If you have any queries or require

any assistance please phone 01446 749712, mobile 07814 708724 or email highlight.cottages@outlook.com

Pre Arrival

For full details and maps of how to reach us please see the direction section of our website. Alternatively, you can plan your journey by car or public transport using www.transportdirect.info; simply enter your postcode and ours, which is CF62 8AA, to get directions.

The nearest (park and ride) railway station is Barry which is 2.6 miles away, about a 30min walk. Taxis are available at the station.

The nearest bus stop is at the top of the tarmac lane 0.1 miles from the cottages a 3 min walk.

There is no shelter or seating.

Key Collection, Welcome and Car Parking

Keys are collected from us at Highlight Farm. There is parking directly outside our house. There are two steps down onto our path to the front door. We can also meet you outside the cottage with the key if you prefer.

Parking is available to the side of the cottage for two cars. It is located 10 meters from the

front door. You are able to park outside the front door of the cottage for unloading purposes only. The parking area has a gravel surface. This area is lit at night by motion sensor lights.

Entrance

The cottage has a covered porch area lit with a motion sensor light over the front door. The front door opens inward and is 95 cm wide. There is a 20cm step up into the hallway of the property which is 120cm wide.

The hall is lit with a ceiling light fitting. There is a 50 x 150 cm size runner on the floor.

Kestrel View is two bedroom cottage all on ground level, tiled throughout with under floor heating.

Heating is controlled with thermostats located in both the bedrooms, kitchen and lounge area. Thermostats located on wall at 255cm height from floor.

The cottage is neutrally decorated with the woodwork contrasting in colour to the walls. Both bedrooms and lounge have a feature wall in contrasting colour.

Kitchen

The kitchen, dining and lounge area are all open plan on one level accessed from the hallway.

The door of the oven drops down and the handle is 71cm above the floor.

The hob is 96 cm above the floor.

Worktop and sink are 96cm above the floor.

Fridge /freezer is available and lowest shelf of the fridge is 34cm above the floor. The highest shelf in the freezer is 127cm above the floor.

Cutlery and utensils are provided as is a cordless kettle rotating 360o. Liquid alerter on kettle tells you when the vessel is nearly full.

Microwave is located on top of the fridge/freezer 150cm above floor but, this can be moved to work surface if you would prefer.

4 slice toaster is situated on worktop at 96cm above the floor.

Glasses and cups are located in wall cupboards lowest shelf is 131 cm and highest shelf is 200cm above floor.

Kitchen is lit with a 3 bulb ceiling light fitting and lighting is also located in the wall cupboards and extractor fan. There is also a velux window above the kitchen.

Flooring is tiled throughout.

There is an inbuilt cupboard at 93cm above floor housing ironing board, cleaner and cleaning and domestic equipment.

Dining

Open plan level entry from kitchen and lounge. Tiled floor with ceiling pendant light directly above the table.

The dining table is round with one central leg. From floor to lowest point of table is 76cm.

There is free space around the table. The 4 chairs have no arms and the furniture is moveable.

Lounge

Lounge area is open plan level entry from the dining area. Tiled throughout.

Lighting is via a 3 bulb ceiling pendant and a table lamp.

Two, two seat leather sofas provide seating with non feather cushions.

Nest of table is provided, furniture can be moved.

32" Wide screen digital TV with built in DVD player. Remote control, subtitle and audio description facility is available.

Free Wi Fi is available. Landline is available at extra cost.

CD player with docking station for ipod/iphone.

Games console and limited games are situated in cabinet below the TV.

There is a 175 x 120 cm size rug.

Balcony

The balcony is accessed from the dining and lounge area.

The balcony is covered and decked and has outside lighting via spotlights.

The balcony is accessed via bi folding doors. It can be opened individually via a single door 69 cm wide or fully retracted the bi fold doors give to access whole balcony 352 cm wide.

There is a 5cm high lip from the cottage onto the decked balcony along the whole length of the door frame.

The balcony is situated 170cm at highest point above ground level.

Bedrooms and sleeping areas

There are two bedrooms.

One bedroom has a king size bed with en suite bathroom.

One bedroom has double bed with en suite shower room.

Step free level access to all bedrooms the doors to bedrooms are 80cm wide.

Furniture can be moved or rearranged.

Height of beds from top of mattress to floor is 51cm.

Lighting in bedroom is 3 bulb ceiling pendant light and 2 bedside lamps.

No feather bedding and pillows.

Wide screen digital TV with build in DVD and remote control in each bedroom. Subtitle and audio description facility available.

Bathrooms/ shower room

Master bedroom has en suite bathroom.

2nd bedroom has en suite shower room

The en suites have the following

Step free level access. Door opening 70cm wide. Tiled floor.

150cm size bath with bath panel and overhead shower facility 88cm above floor. Tap is centrally located.

Lip of the bath 57cm above floor.

Toilet 42cm high.

Wash basin with pedestal 81cm high .

Shower is 80cm x80cm and has a 1cm lip into shower. It is 202cm from floor to showerhead and 117cm from floor to shower controls.

Both showers have a fixed and separate removable showerhead.

Waterfall taps lever operated on sink and taps.

Both are lit with spotlights. The shower room does not have any natural light.

Outside grounds

The cottage has access to a flat lawn area. With patio table, chairs and parasol.

Together with access to storage shed and 295cm x 120cm size kennel and run.

The area is located to the rear of the cottage and accessed via a gravel pathway located 11 meters from front door.

Path is 2 meters wide and on a downward incline to reach the flat area.

Storage shed is lockable houses a tumble dryer and charcoal BBQ for use. There is also space to store any equipment you bring, with room for up to 4 bikes.

There is also a rotary washing line available for use.

Lighting is via dusk activated wall lights and motion sensor lighting.

Additional information

Assistance dogs are welcome.

Light switches are at 120cm height from floor.

Plugs are 30cm height from floor.

Nearest A&E is in Barry 2 miles away but has limited opening.

Nearest Drs surgery, dentist, chemist and shop are ½ mile away.

Free Wi Fi.

Landline at extra charge.

Contact information

Highlight cottages

Highlight Farm

Highlight Lane

Barry

CF62 8AA

Tel 01446 749712

Mob 07814 708724

E mail highlight.cottages@outlook.com

Website. www.highlightcottages.com

Open all year except Christmas day.

Useful contacts

Local taxi A-B 01446 747500

Arriva trains Wales 0871 2582662

First group buses 01792 572255

