

DISABILITY ACCESS STATEMENT

Baddegai,
Libanus,
Brecon
LD3 8NF
01874 623432

- PARKING

The single track driveway from the tarmac road is 150 metres.

There are no roads to cross between the house and where you park your car.

There is a parking space close to the front door of the house.

The parking area is reasonably level and covered in coarse cut gravel and grass.

There is space for 10 cars but if you drive up to the front door you do need to reverse to turn round.

At night there is an outside light.

- MAIN ENTRANCE

The main door opens away from you and when open the access width is 30".

There are three steps up as you go through this door – the highest one being 7".

There is a porch (50" x 30") and then another door from the porch to the sitting room which is 31" wide.

Both doorways are manual and are made from wood. All doors from now on, unless otherwise stated, are wood and have manual opening with a door handle that is 38" off the ground. Most plug sockets are between 12 and 20" off the ground and light switches are between 45" and 57" off the ground.

- DINING ROOM

There is level access to the dining room from the entrance. The table seats up to 12. Clearance under the table is 28" and the table and chairs are moveable.

The room is reasonably well lit and the floor is carpeted and is therefore not slippery.

- UTILITY ROOM

There is a sharp left hand turn from the porch door through the utility room door – made of wood and 30" wide with a latch at 50" high. The floor is vinyl and non-slip.

All kitchen units are fixed and therefore not moveable. There is a full height fridge/freezer and under work surface dishwasher, washing machine and tumble dryer. There is an induction hob and oven with grill at 32" height. The work surfaces are 36" high.

The plug sockets are situated above the work surface.

- KITCHEN

There is level access to the kitchen from the dining room.

There are manual double doors, with a lever type handle, made of wood and glass from the kitchen to the patio outside with a step down of 6". The door width when both sides are open is 60" and the door is made of wood and glass.

The floor is tiled and not slippery.

The area is very well lit.

There is a table that seats 4 people and clearance under the table is 29" and the table and chairs are moveable.

The work surfaces are 34" high.

The plug sockets are situated above the work surface.

There is a full height fridge, microwave on the work surface and induction 5 ring hob and oven with grill at 26" height. There is another grill at 66" height.

- STAIRWAY

A stairway is accessed sharp right from the porch door in to the dining room. There are 11 steps with a 180 degree turn half way up. There is a banister on the left hand side and the steps are 9" high. The stairway is made of wood.

- BEDROOM 4

There is an en suite bedroom at the top of these stairs on the first floor. It is carpeted and the furniture in the bedroom is moveable.

The door to the bedroom is 28" in width. The dressing table has clearance of 24" under it

The bed is a super king size double and is 26" high.

- BATHROOM

The door from the bedroom to the bathroom is 30" in width.

The bathroom has a bath with shower over. The shower controls are at 36".

The side of the bath is 23" in height and has a handle to help in getting up.

The basin is 35" in height, loo is 17" in height and mirror is 58" in height.

The taps on the bath and basin are turned on by turning.

There is no adapted loo.

- SITTING ROOM

From the dining room there is a corridor through to the sitting room with a door between the two which is 35" wide. Whilst the dining room is carpeted, the sitting room has oak wooden floor boards with movable rugs.

There are three low level sofas, a coffee table and side tables. All this furniture is moveable. There is also a dresser and desk that are not moveable.

There are patio doors leading out to the front and back of the house. The doors are made of glass and wood and, when open, are 44" in width. There is a step down from the sitting room to the patio, both back and front, of 3"

- BEDROOM ONE

Leading off the sitting room there is a ground floor en suite bedroom through a door with width of 31" . It is carpeted and the furniture in the bedroom is moveable.

The bed is a super king size double and is 26" high. It can also be made in to a twin with two 3 foot beds. Leading from the bedroom there is a small dressing room which leads, via a 90 degree turn, in to the en suite bathroom. The door from the bedroom to dressing room is 31" wide.

- BATHROOM

The door from the bedroom to the bathroom is 29" in width. There is a shower with step up of 8" and the shower controls are at 54". The shower is 27" x 45". There is a handle in the shower.

The basin is 34" in height, loo is 17" in height and mirror is 62" in height.

The taps on the basin are turned on by turning.

There is no adapted loo.

- STAIRWAY

A stairway is accessed from the sitting room to the first floor. There are 13 steps with a 45 degree turn after the second step. There is a banister on the left hand side and the steps are 9" high. The stairway is carpeted.

- BEDROOM TWO

To the right of the top of the stairs there is a right-hand turn in to a first floor en suite bedroom. It is carpeted and the furniture in the bedroom is moveable.

The door to the bedroom is 27" in width.

The bed is a super king size double and is 26" high. It can also be made in to a twin with two 3 foot beds.

- BATHROOM

The door from the bedroom to the bathroom is 26" in width.

The bathroom has a bath with shower over. The shower controls are at 59".

The side of the bath is 22" in height and has a handle to help in getting out.

The basin is 34" in height, loo is 17" in height and mirror is 58" in height.

The taps on the bath and basin are turned on by turning.

There is no adapted loo.

- BEDROOM THREE

From the top of the stairs there is a carpeted walkway which is 36" wide and 115" long. This leads through a door to a first floor en suite bedroom. It is carpeted and the furniture in the bedroom is moveable.

The door to the bedroom is 27" in width.

The bed is a king size double and is 26" high. It can be made in to a twin with two 2 foot 6" beds.

- BATHROOM

The door from the bedroom to the bathroom is 27" in width.

The bathroom has a shower which is 25" x 25" and has a step of 2". The shower controls are at 54" and there is no handle.

The basin is 34" in height, loo is 17" in height and mirror is 55" in height.

The taps on the basin are turned on by turning.

There is no adapted loo.

- SMOKE ALARMS

There are smoke alarms situated in the sitting room and bedrooms 1, 2 and 3

There is a carbon monoxide alarm situated in the dining room.

- GARDEN

The garden, of 1/2 acre, is mainly laid to lawn (undulating, not level) and flower beds with a stream (fenced off) running to one side. There are also 2 fenced off paddocks running either side of the track to the house. There is a patio around the back, side and part of the front of the building which can be accessed through a door from the kitchen room and the front and back doors from the sitting room. The patio is made of flagstones and is slightly uneven in places. There is a table and 8 chairs here in the summer months and the table has 25" clearance. There is a short flag-stoned path running round the back and the side of the kitchen which is 34" wide. There is no hand rail.

- TELEPHONE

Mobile phone coverage is limited with Orange working the best.

A phone for incoming calls is situated in the sitting room – 999 can be rung from this telephone.

- DOGS

All dogs, including registered assistance dogs, are welcome in all areas of the house and can be exercised in the garden which is fenced in.

- **ADDITIONAL INFORMATION**

The nearest bus service is from the A470 in Libanus which is a mile away. There is a list of taxi numbers in the guest information folder at the house.

No one else lives at the property to offer assistance.

We would like to advise our guests that we are committed to the issue of disability access and aim to provide a quality service wherever possible. We shall continue to assess and improve disability access whenever opportunities become available.

We have endeavoured to make this access statement as comprehensive as possible. However, if there is any further information that you require, please call us on 01267 202332.