



Beudy Taicroesion Access Statement

Beudy Taicroesion cottage is accessed via a single lane country road just off the main A496 road 1 mile north of the town of Barmouth. There are taxi and bus services running from the town of Barmouth, where there is a main line train station.

The cottage sits on a gentle slope and is surrounded by smooth concrete. Parking is provided on hard core surface for one car, 5 meters up the slope from the main entrance of the cottage. There are three steps in all to access the rear sitting area immediately behind the cottage, the highest being 20cm high. From here there are granite stone steps (9) of various height, leading to the lawn and BBQ area, the lawn being relatively even, with a gentle slope down to the BBQ and picnic bench, which are placed upon naturally uneven granite stone slabs.

There is 1 entrance to the property, with a small step of 3cm. The front door leads into the kitchen and dining area. On the left 4 wooden steps with left hand side wall fixed hand rail lead down into the bedrooms area. The gallery lounge is accessed from the dining area via an oak staircase, 8 steps with balustrade each side. There is solid 90cm high oak railing between lounge and kitchen. There is a motion activated outside light on the front door.

There are 2 bedrooms, both on the lower level of the property. The bathroom is on same level as kitchen/dining area.

The walls are pale throughout with light oak wooden doors and frames. The narrowest door opening is 74cm, with all others at least 80cm wide.

Flooring is solid oak, laminate and tiles. Kitchen, bathroom and lounge are lit by recessed halogen lighting, bedrooms by wall and table lamps.

All electric power points – except for worktop level points in kitchen – are at approx 50cm and light switches are at approx 115cm.

The TV/ DVD have remote controls. There is a strong Vodafone mobile phone signal, and weak Orange/T-Mobile/Virgin mobile phone signal.

In the uppermost corner of Taicroesion cottage's garden (nearby) there is a washroom shared between three cottages. Electric power points and light switch are at approx 115cm. There are steps leading down from the lawn to this facility.