



Gwyliau Gorwel

Taicroesion Access Statement

Taicroesion cottage stands in its own private enclosed grounds 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.

Parking is provided for 2 cars, outside the main grounds of the cottage. The cottage is surrounded by lawns and garden paths on various levels, none adversely steep. Some paths are laid with flat granite stones, others are concrete or fine chippings. Flower beds are bordered by dry stone walls of various heights. The lawn at the back of the cottage can be accessed via wide (80cm) concrete steps, with a handrail on the left going up. Alternatively, a path leading around the side of the cottage, with one step, 15cm high, leads to a slightly sloping path to the rear lawn. There is an outside toilet in the highest part of the back garden, with a step of 16cm at its access. It has a concrete floor.

There are garden benches and seats provided at various locations throughout the grounds, with a picnic table set down in a sheltered 'bowl', accessed via granite steps, with a naturally uneven stone slab floor.

There are 2 entrances to the property, the main entrance at the front has two steps up to the porch, 15 and 14cm high, and a step of 16cm into the cottage. There is a motion activated light outside the main entrance. The back entrance can be accessed via a path around the side of the cottage, with one step of 15cm down to the side of the cottage.

The ground level of the property which includes the living room, dining room, snug, and kitchen are on one level with plenty of space. The walls are pale coloured, and the doors and frames of dark wood. The living room floor has a wooden border and carpeted centre, there is a slight lip to the door frame that leads from the living room to the snug, which is floored with slate slabs. The dining room is carpeted, and the kitchen has lino flooring.

The boot room is accessed from the kitchen, with one step of 13cm up, it is a very light room with red terra cotta tiled floor, with a very slight camber.

There are windows in each room affording plenty of natural light, with electrical lighting provided by a combination of wall lamps, and ceiling lighting.

The stairs (83cm wide) are accessed from the snug, with a handrail to the right going up. Upstairs, due to the age of the property, the floor is very slightly uneven, with the landing and bedrooms being carpeted and a lino floored bathroom. There are 3 bedrooms, with plenty of natural light, two bedrooms lit by wall lamps, and one with ceiling lighting. The bathroom is light, with a sloping roof.



The walls are pale throughout with contrasting dark wooden doors and frames. Door openings vary, with the narrowest being 68cm wide. Two upstairs doorways are lower than 6ft.

All electric power points – except for worktop level points in kitchen – are at approx 25cm and light switches are at approx 130cm.

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

In the uppermost corner of the rear garden is a washroom shared between three cottages.

There is a step of 20cm at it's access, and it has a tiled floor. Electric power points and light switch are at approx 115cm.