

Ffald Y Brenin

access statement

Ffald Y Brenin is located in the countryside approximately 3 miles from the town of Peel.

The house is built on a sloping site with the front of the main house and the driveway sitting at a higher level than the back of the main house and the Garden Room. This means that there are 11 steps from the driveway down to the Garden Room plus 1 step up into the room itself.

The steps are timber clad concrete with a wall on each side, one side has a timber handrail.

Car parking is available on the driveway, which is gravelled. After dusk lighting comes on automatically in the area of the garage and steps. Assistance with luggage is offered.

Once in the Garden Room, it is level and provides level access between bedroom and bathroom. There are 2 doorways to go through into the bedroom and 1 to the bathroom with a minimum width of 710cm

The floor to the bedroom is oak with 2 small bedside rugs. The skirtings are white, walls are pale coloured and the doors are oak. Ceiling spotlights can be switched either from near the door or the bedside and additional bedside lamps are provided. An extra standard lamp with spotlights can be provided on request. The bed can be configured as either a super king or twin beds. The height from floor to top of mattress is 645 cm. Non allergenic bedding is available on request. A grab rail for the bed is available on request.

The shower room has a tiled floor and walls, there is a very small lip between the shower tray and the floor and an opening rather than a door. Non slip mats are available on request for the shower. A seat which can be placed either in the shower or over the toilet is available on request. The height of the toilet seat from the floor is 420 cm. The wash basin is 835 cm from the floor and has a cabinet underneath, the taps are lever operated. Lighting is provided by ceiling spotlights and an additional light within the mirror.

Outside there is a patio area for use by guests. This is accessed either from the entrance door or the french doors from the bedroom, both access points involve 1 step down. There is a table and chairs on the patio which is mostly paved but with some gravel incorporated. The garden immediately beyond the patio area is largely flat and grassed, the rest of the garden is sloped and/or stepped.