

11 Puffin Way Access Statement

General

The property is located at:-

11 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire SA62 3HP

- The property is **non-smoking** throughout
- We are unable to cater for pets or any animals due to allergies
- The property has central heating throughout with thermostatically controlled radiators in all rooms
- Guests will be given a code to a key-safe that is located on the outside of the property. The keys give access to the main property and the garage.

Transport and Location

- Parking in front of house
- Bus service from Haverfordwest (Number 311) stops 25m from house
- Broad Haven has a small supermarket, pub, café, beach and gift shops all approximately 5 minutes walk from the house.
- Haverfordwest is six miles away
- For grocery deliveries Tesco offers an excellent service in the area. Please visit their internet site (www.tesco.co.uk) for details.
- Shop mobility schemes are in operation in Haverfordwest and in Cardigan.
- Beach is approximately 200m walk from property along tarmac public footpath.
- Access to the beach is either by two slipways, a ramp or a stairway.

Main Entrance Area and Ground Floor

- Single step to wide area outside of front door
- Single step over threshold into property
- Ground floor is on a single level with carpet throughout except kitchen and cloakroom which has vinyl flooring
- Carpets are contrasted with walls. All architrave and skirting boards are of stained timber defining door areas.
- From kitchen there is a single step down into the garage where the washing machine, dryer and main heating controls are located
- Toilet and sink on ground floor
- All rooms and corridors have wall controlled lighting. Additional free standing lighting is located in the lounge area
- All doors minimum of 750mm wide

Stairs to First Floor

- All bedrooms are located on the first floor
- Stairs have a hand rail on the right hand side (going up)

First Floor Accommodation

- All three bedrooms are on a single level
- Carpeting in all bedrooms and on landing
- Carpets are contrasted with walls. All architrave and skirting boards are of stained timber defining door areas.
- Main bathroom and en-suite have vinyl flooring
- All rooms and the landing have wall controlled lighting. Additional bedside lighting is in each bedroom.

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Gardens

- Gardens are surrounded at the rear with a fence approximately 500mm high. Access to the garden is via a gate at the side of the property or through French doors located in the lounge (single step down).
- Garden is on a slope with two levels.

Other Information

- There is fair service for mobile phone networks from within the property.
- There is free wireless internet available in the property

Should you require any further assistance or have any more questions please contact us

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