

Access Statement for Ty Derw, Dinas Mawddwy

Sign posted from A470 just to the south of Dinas Mawddwy village

Approached via ¼ mile of lane with short but steep inclines

5 bar gate to 12m of gravelled driveway then brick paved forecourt

100mm threshold to slate floored porch

Ground floor dining room and sitting room close carpeted and level throughout. Satellite TV with sub titles available on some programmes. Good lighting throughout.

Flight of 12 stairs with handrail and low ceiling to small landing giving access to:

Green room: twin bedded room with high wooden armchair and ample space. Lobby and bathroom with bath with shower over, hand-basin, WC and bidet. Ample space for assisted bathing, etc.

Pink room: double bedded room with good space and adjoining small shower-room with stall shower, hand basin and WC. Insufficient space for assisted bathing.

There is no ground floor WC

Outside: Front garden with part gravelled and part brick paved driveway, car-park, etc. well let. Garden with lawns and borders with raised (300mm) wooden deck with table and chairs. Small table and chairs on brick forecourt. Extensive rear garden only accessible via uneven and slippery stone steps not generally available to guests.

General: Public transport provision is available from the A470 but is poor. Facilities in village include pub/hotels, filling station with small shop and café. Large wool shop with tea room.