

2 GLANFA ACCESS STATEMENT

2 Glanfa is an updated 190 year old Miners cottage on two storeys with easy walking access.

Approach to the front door is up a concrete path with one shallow step and a bigger step into the front door.

The ground floor is level throughout with narrow doorways and a low beam to the kitchen and bathroom. The bathroom has a walk-in shower, standard bath, toilet and wash hand basin.

The spacious kitchen has worktops 900mm high with sockets above.

All sockets are at skirting height (except for kitchen). Light switches are approximately 11350mm height throughout

TV and DVD have remote controls. Lighting levels are good throughout with auxiliary lighting where needed.

Access upstairs is via a 750mm wide, relatively steep staircase with one handrail.

Access to the patio area is through the conservatory, down one step.

We have a payphone (01766 890811) as the mobile signal is poor in the village.

The cottage has wifi with a strong signal as there is now fibre to the village.

The cottage has central heating and a woodburning stove.