

## **Access statement for Plas Llwyd.**

Set on the flat, a two/three minute walk into the town centre. A private car park is set to the rear of the house, there are spaces to fit up to five cars. From the car park, walk up the side of the house on your right, this will bring you to the front door, there is one step along this path. There is also a path from the front gate/garden which also brings you to the front door, set on the flat. From the porch there is one step into the hallway.

Reception has seating and desk area. The dining room and lounge lead off from the reception and all are on the same level.

There are approximately 20 stairs to the first floor where we have two bedrooms, one with a walk in shower and one with a bath. There are approximately a further 20 stairs to the second floor where we have a further three bedrooms. Two with walk in showers and one with a Victorian style bath with shower over.

**NO LIFT OR STAIR CHAIR.**

Solid wood stair railing to both floors.

All landing areas are well lit and are equipped with emergency lighting, smoke detectors and fire alarms.

Sockets in the bedrooms are at skirting board level.

All rooms have en-suite bathrooms, hospitality trays, colour TV's and toiletries

Any further alterations will be listed as and when they occur.