



DISABILITY ASSESSMENT

Property Name & Address:

Moel Yr Wyn

Rhiw

Pwllheli

Gwynedd

LL53 8AG

We are a small Bed & Breakfast situated in a rural area, with the main garden sloping down overlooking the views known for 'Outstanding Natural Beauty.' We are 3 miles from Aberdaron, and 7.5 miles to Abersoch. Both villages offering good places to eat and drink etc. We are on a bus route that runs at certain times of day through the village and stops at the village cross roads approximately 200 yds. away from our door. We have a timetable if required. They are from Aberdaron to Pwllheli or in reverse.

From the main road our property is accessed via an unmade lane, which opens out to the driveway to the property. The Driveway is laid in gravel and this then opens onto the car parking area which is laid in compacted slate. There is then a block paving pathway to the front door, which has solar lights either side for lighting at night and an overhead light above the front door entrance. On entering through the front door there is no step. The floor area on this the ground floor is solid and all tiled, this also applies to the two ground floor bedrooms.

The ground floor bedrooms have ensuite shower rooms.

Bedroom One: Shower cubicle is 1200mm x 700mm with a threshold step being 150mm.

The bed room area is good in size to walk around with a king-sized bed, wardrobe and dressing table, it has an outdoor terrace area off the room



via patio doors that have a threshold step of 150mm, there is a rug in front of the doors, and the terrace area is block paved.

Bedroom Two: Shower cubicle is 1200mm x 700mm with a threshold step being 170mm. This bedroom is classed as a small double bedroom with shower room ensuite, walking space is limited. There is an outside seating area accessed from the room via small patio doors with a threshold step being 80mm. this area is laid in compact slate.

Upstairs is the Third Bedroom:

There are eleven carpeted stairs up plus one more step off the small landing area to the right into the third bedroom. This bedroom again is a good sized room to walk around with king-sized bed, bedside cabinets each side of the bed with lamps on, dressing table, wardrobe and a double bed settee. The ensuite shower room has a shower cubicle 750mm x 750mm, with a 50mm step threshold. This bedroom is carpeted and has patio doors leading out onto roof terrace that has an 80mm step threshold. The roof terrace is laid with Astroturf, and has a balustrade rail surrounding the area.

The breakfast is served on the ground floor laid with slate tiles.

All rooms have remote control Freeview TV/DVD

We are happy to provide Room Portfolio or Menu in Larger Print or different coloured font if people have visual problems.

All Dietary and Allergy awareness needs are catered for with prior notice

Written 23/06/2014 To Be Reviewed Annually By Kevin & Christine Davies