



Access Statement

Crickhowell

2 Mill Street is in a cul de sac about 300 metres from the High Street of the market town of Crickhowell. There is a steep slope on Mill Street from the cottage leading to New Road; the latter is a busy thoroughfare. The quickest way to the town is across New Road, up some steep steps and through the churchyard. It is possible to access the town centre from Mill Street with a mobility scooter via New Road and Church Lane. Two of our neighbours currently do the journey using this form of transport.

There is a range of shopping, leisure and health facilities in Crickhowell town centre including grocery shops, public houses, coffee shops, a visitor centre, a health centre and a dentist.

There are buses every two hours from Crickhowell to Brecon and Abergavenny, the latter has a railway station with direct trains to Cardiff and Manchester.

Outside 2 Mill Street

There is one parking space for the cottage on a gravel drive to the rear. Another parking space can be made available by arrangement. Cars can be parked outside the side entrance to the cottage to unload although this is a narrow lane required to access properties further down Mill Street. It is however a cul de sac and traffic is light. The parking space is around 30m walk from the side entrance (ground floor) of the cottage; there is a slight slope for the first few metres but generally it is level.

Entrances

There is a high step up to enter the side door of the cottage from Mill Street which is the one used most by visitors. The uPVC door is standard width and has a handle halfway up on the right and it opens inwards.

The front of the house is accessed via a path through the lawned garden which leads from a steep lane adjacent to the garage further down Mill Street. There are six stone steps with a 90 degree turn and a handrail leading up to the front door. There are railings on the top of the low front wall to prevent falls. There is an seating area outside the front door. The front door is uPVC, standard width and opens outwards.

Ground floor

The ground floor hallway, which is useful for storage and hanging coats, provides access to the second double bedroom and the utility room. In the bedroom there is a double bed, wardrobe and chest of drawers with ensuite shower room on the same level. The bedroom has a frosted glass window to Mill Street and a roller blind; the utility room has no natural light but there is an electric light and extractor fan. There are no carpets on the ground floor; the hallway has quarry tiles and the bedroom has laminate flooring (with a rug) and there are tiles on the bathroom floor. There is a 15cm step up to access the electric shower in the ensuite. The utility room has built in floor and wall cupboards, a washer/dryer and a fridge/freezer. There is an iron, ironing board, vacuum cleaner and cleaning products in the utility room.

The steep stairs to the middle floor are carpeted.

Middle floor

This floor contains one single living area comprising kitchen, lounge and dining space; the floor is varnished floorboards and there are floor and wall mounted lights. There are three windows in this room with two to the south-facing front garden and one to the side; all windows have venetian blinds. The fire extinguisher and fire blanket are at the top of the stairs in the living area. The kitchen has a built in fridge under the worktops and there is a low level oven, four-ring hob, sink and drainer as well as appliances including a kettle, toaster and microwave. There is a breakfast bar with two stools with drawers for pans and cutlery beneath. The crockery and food cupboards are wall mounted and there is an extractor fan over the cooker/hob. There is no dishwasher.

The lounge area has two small sofas, a rug and coffee table. The large screen TV is on a shelf in the corner and there is a DVD player and an

ipod dock below the TV as well as the hub for the wi-fi on the window sill. There are maps and local guides as well as games on the shelf below the TV. Information about the cottage, its facilities, local services, how to operate appliances as well as local attractions and facilities is included in a folder in the living area.

The dining table is stored against the wall of the living area and has four chairs stowed within it to save space. There is dining space for four people.

There are further carpeted stairs leading to the first floor.

First floor

There is a carpeted landing with a seat to enjoy the view of the Black Mountains from the landing window. This floor contains the main bedroom with king sized brass bed, double wardrobe, chest of drawers and bedside cabinets. The floor is laminate with no rugs. The ensuite shower room is on the same level and has a tiled floor with shower, wc and sink; it has a frosted glass window to the front which is a means of escape in the event of fire. There is a small step up to enter the shower. On the other side of the bedroom is an airing cupboard which contains the condensing combi central heating boiler and shelves. There is one window in the bedroom that overlooks the south-facing garden.

General

The walls throughout the property are painted magnolia and the ceilings are white.

There are smoke and CO detectors on all floors.

There is full gas central heating, mains electricity and gas; the mobile phone signal from most operators is good. The broadband speed is around 19 Mb/sec. The postcode is NP8 1BA and the owners live in the house next door.

The cottage is fully equipped to meet the needs of most visitors but those with mobility issues may have difficulties due to the two flights of stairs, the steep step up to the side door and the steps to the front door.