

# CHY AN PORTH .

## **ACCESS STATEMENT**

A semi-detached Victorian house with holiday-letting accomodation on ground and first floors. Parking for 4 cars in private area in front of house. This area is flat and on the same level as the ground floor and most of the garden.

## **GROUND FLOOR**

### **HALL:-**

2 Front doors 29&30insW. Hall to side of radiator 35ins.W. Sharp corner to inner hall 32ins W.

### **SITTING-ROOM:-**

Door 29ins.W. Three piece suite and occasional chair, height to seats 15ins.

### **SHOWER- ROOM:-**

Door 29ins W. Shower cabinet door 18ins W. step up 10ins. W. C. 17 ins. H. Distances on either side 6 & 8 ins . Wash basin 30ins H. Distances on either side 2ins.

### **SMALL BEDROOM:-**

Door 29ins W. Pair bunks 3 ft. W. To tops of mattresses 19 & 52 ins. From wall (one side only) 40ins.

### **DINING/LIVING-ROOM:-**

Doors 24 & 27ins W. French windows to patio 43insW. 1 step 7ins D. to sunken patio. Table 27ins H. Dining chairs to seats 17ins H. Sofa and easy chair to seats 15ins.

### **KITCHEN:-**

Door 24ins W. Breakfast-bar 36ins H. Stools 32ins H. Cooker to hob 37ins H. Top of lower oven 20ins H. To top of upper oven 32ins H. Controls at waist height. Fridge/Freezer To top shelf of fridge 68ins H. To top of freezer 35ins H.

STAIRS;- 30ins W. 8ins D. Rising steeply and twisting at right angle near top.

## **FIRST FLOOR**

**HALF-LANDING:- 34ins sq.** Two steps to main landing. One step to Back bedroom.

**MAIN – LANDING:- 32ins W.**

**BACK BEDROOM:-**

**Door 28ins W.** Double bed 4ft 6ins W. To top of mattress 23ins H. From side walls 43 & 58in

**MIDDLE BEDROOM:-**

Door 28ins W. Double bed 4 ft 6ins Height to top of mattress 29ins From side walls 13 & 72ins  
Pair of bunks 3ft W. To tops of mattresses 20 & 50ins. Distance from wall (one side only) 8ft 10ins.

**FRONT BEDROOM:-**

Door 28ins W. Double bed 5ft W. Height to top of mattress 17ins. From side walls 56 & 34ins.  
Washbasin 33ins H. Distance from side walls 28ins & 7ft 6ins.

**BATHROOM:-**

Door 28ins W. Bath 21ins H.(Shower over) To side wall (one side only) 40ins. W.C. To seat 16ins. To side walls 16 & 29ins. Washbasin 31ins H. To sides between window and bath 31 & 9ins.

**GARDEN**

Mainly flat lawn at same level as front door and can be reached by level side path. There is a sunken patio reached by one step(7ins deep ) from dining/living room or by steps from the lawn. There is raised decking reached by steps from the lawn.

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Chy an Porth would be suitable for a person only slightly disabled. A person on crutches would find it difficult. A person wheel-chair bound would find it impossible.