

Holiday Cottages in Snowdonia North Wales

Penrhyddion Pella
Capel Garmon Llanrwst Conwy LL26 0RU

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ACCESS STATEMENT

The 3 terraced cottages are converted from an 18th Century barn & granary on a 5 acre working smallholding in a rural area. The area is an open aspect taking in views of Gwydir Forest, Penmachno Valley, Moel Siabod and the Snowdonia Range beyond. Penrhyddion Pella is on a gently sloping site and as such a certain amount of uneven external landscaping is to be expected.

All 3 cottages use a shared car park, which is level and surfaced with loose slate chippings. This leads through a 120cm wide wooden gate into an enclosed communal garden area. The garden consists of an undulating lawn and planters contained by wire fencing and lit by courtesy lighting. 11metre long level loose gravel paths direct guests through the garden to their individual cottages.

Bwthyn Cottage sleeps 2.

- At the end of the gravel path there are 3 random slate/stone steps down through a 70cm wide wrought iron gate to a level concrete patio with flowerbed.

1st step 21cm drop

2nd step 26cm drop

3rd step 15cm drop.

Garden furniture consists of a cast iron table & 2 chairs.

The entrance to the interior of the cottage is up 2 external steps and through a 74cm wide stable door.

1st step 4cm up

2nd step 18cm up.

- Bwthyn Cottage has a ground and a first floor. The overall décor is light & simple with some exposed stone walls & beams and ample lighting. Flooring is wooden throughout. The entrance to the ground floor is over a thin doormat into an open plan living/dining/kitchen area. Central heating is by individually controllable radiators throughout, plus an electric free-standing 'stove' fire on the ground floor.

- The kitchen area includes a gas cooker, fridge with freezer compartment, microwave, toaster and standard units. It also has a fire blanket, extinguisher, and smoke alarm.
- Living/dining area has a sofa, coffee table, remote controlled colour TV/video player & radio/CD player, dining table and 2 chairs.
- An 88cm wide pine staircase leads from ground floor directly up into the first floor bedroom. The staircase has a L/H handrail and 11 treads with a 90° dog leg and landing half way up.
- The first floor bedroom has two Velux windows and a smoke alarm. The furniture includes a double bed, 2 bedside tables with lamps, a built-in wardrobe and 2 bedside mats on the wooden floor. A half glazed door from the bedroom leads to external stone steps down to ground level.
- The en-suite bathroom is through a 70cm wide door from the bedroom and includes standard fittings of a wc, washbasin & mirrored wall cabinet, and shower cubicle (68 cm square).

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Meifod Cottage *sleeps 3/5 (sofa bed).*

- At the end of the gravel path there are 3 random slate/stone steps down through a 70cm wide wrought iron gate to a level concrete patio with flowerbed.

1st step 14cm drop

2nd step 25cm drop

3rd step 25cm drop.

Garden furniture consists of an integral wooden table and benches.

The entrance to the interior of the cottage is up one 28cm external step and through a 74cm wide stable door.

- Meifod Cottage has a ground and a first floor. The overall décor is light & simple with some exposed stone walls & beams and ample lighting. Flooring is wooden throughout. The entrance to the ground floor is over a 5cm deep mat well measuring w90cm x d85cm containing a thin doormat into an open plan living/dining/kitchen area. Central heating is by individually controllable radiators throughout, plus an electric free-standing 'stove' fire on the ground floor.
- The kitchen area includes a gas cooker, fridge with freezer compartment, microwave, toaster and standard units. It also has a fire blanket, extinguisher, and smoke alarm.
- Living/dining area has 2 sofas, coffee tables, remote controlled colour TV/DVD/video player & radio/CD player, dining table, and 4 chairs.

- An 88cm wide pine staircase leads from ground floor to the first floor landing with smoke alarm. The staircase has a L/H handrail and 11 treads with a 90° dog leg and landing half way up. With low ceilings upstairs the landing leads to the bathroom, the single bedroom and the double bedroom.
- The bathroom is through a 70cm wide door from the landing and includes standard fittings of a wc, washbasin & floor cabinet, shaver light and shower cubicle (66cm square).
- The single bedroom is through a 70cm wide door and has two Velux windows. The furniture includes a single bed, 1 side table with lamp and a bedside mat on the wooden floor.
- The double bedroom is through a 70cm wide door and has one large Velux window. The furniture includes a double bed, 2 bedside tables with lamps, a built-in wardrobe and 2 bedside mats on the wooden floor.

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Arfron Cottage *sleeps 4.*

- At the end of the gravel path there are 4 random stone steps down through a 70cm wide wrought iron gate to a level concrete patio with flowerbed.
1st step 15cm drop
2nd step 22cm drop
3rd step 27cm drop
4th step 21cm drop.

Garden furniture consists of an integral wooden table and benches.

The entrance to the interior of the cottage is up one 18cm external step and through a 75cm wide stable door.

- Arfron Cottage has a ground and a first floor. The overall décor is light & simple with some exposed stone walls & beams and ample lighting. Flooring is wooden throughout. The entrance to the ground floor is over a thin doormat into an open plan living/dining/kitchen area. Central heating is by individually controllable radiators throughout, plus an electric free-standing 'stove' fire on the ground floor.
- The kitchen area includes a gas cooker, fridge with freezer compartment, microwave, toaster and standard units. It also has a fire blanket, extinguisher, and smoke alarm.
- Living/dining area has 2 sofas, coffee tables, remote controlled colour TV/video player & radio/CD player, dining table and 4 chairs.
- A 73cm wide pine staircase leads from ground floor to the first floor landing with smoke alarm. The staircase has a R/H handrail and 11 treads with a 90°

dog leg and landing half way up. The landing leads to the bathroom, the bunk bedroom and the double bedroom.

- The bathroom is through a 70cm wide door from the landing and includes standard fittings of a wc, washbasin & cabinets, shaver light and shower cubicle (66cm square).
- The bunk bedroom is through a 70cm wide door and has two Velux windows. The furniture includes an adult bunk bed; lower bed with bedside table & lamp and upper with independently switched personal light. A bedside runner is on the wooden floor.
- The double bedroom is through a 70cm wide door and has one large Velux window. The furniture includes a double bed, 2 bedside tables with lamps, a built-in wardrobe and 2 bedside mats on the wooden floor. A half glazed door from the bedroom leads to external stone steps down to ground level.

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