

RECTORY COTTAGE, PLAS GOWER, BALA

ACCESS STATEMENT

- The cottage is reached through a field gate from a narrow country lane onto a large car parking area with ample room for two cars. The gates will be left open on arrival, for easy access. The access is, however, steep. Please take care driving in. Use the left hand side where possible.
- There are two sets of steps leading down to the cottage. The first five steps are shallow and even. The next six steps are uneven and care needs to be taken when walking down these steps. There are plans to improve these steps next year. There is a hand rail on the larger flight.
- An alternative route to the cottage is from the adjoining house, Plas Gower. The driveway to the house is flat and entry to the cottage is through a small wrought iron gate which is 88 cm wide. Please let us know if you need access by this route.
- During the winter months lighting will be left on to illuminate the approach to the cottage. The light switches are found to the left hand side at the top of the front door. The switches are protected in plastic covers for safety reasons. Please switch off after use. One large light illuminates automatically when approached. The car park is presently unlit.
- Delivery of provisions can be arranged through us, or alternatively visitors can arrange delivery through Somerfield in Bala. Tel. No. 01678 521150
- There is no local Shop Mobility Scheme available
- There are two shallow steps leading up to the front door and one step down into the kitchen.
- The flooring in the kitchen is tiled for easy cleaning
- Night storage heaters are fitted throughout the property (or will be before the winter months of 2008)
- The front door is 91 cm wide and 177 cm high
- There is a newly fitted kitchen with ceiling lights and lighting in upper cupboards and under upper cupboards giving good light to work surface. The work surface extends to two sides of the kitchen.
- The height of the work surface is 92 cm
- Standard size automatic washer/dryer at floor level
- Fridge with freezer compartment at floor level
- Light switches and power points at sensible height throughout the property
- New electric cooker and hob, which are easy to use

- Circular dining table in kitchen with ample space for four dining chairs
- High chair available upon request
- Door from kitchen leading to lounge, on same level. Door 91 cm wide by 177 cm high
- Large double settee and two comfortable armchairs
- Fitted carpets in all rooms, except kitchen and bathroom, which are tiled
- TV and video player, both with remote controls
- A wide selection of books and games available for children of all ages and adults
- Woodburner in fireplace
- Door with three steps going down into double bedroom
- Bedside lamps on tables which are 64 cm high on either side of bed
- Non-feather pillows and duvets with poly-cotton covers and sheets
- Good mobile phone reception
- There is a public telephone box five minutes walk from the cottage
- Open tread fairly steep staircase with handrail, off lounge. Width of stairway 70 cm. The cottage is not suitable for people with a mobility problem.
- The stairs lead to a small landing with a child stair gate fitted at the top. Due to the positioning of the stairs, we are unable to fit a stair gate at the foot of the stairs.
- Landing area 161 cm length x 64 cm wide at its narrowest point
- Door on left hand side of landing leads into a twin bedded room. Door 69 cm wide x 181 cm high. Limited headroom in part. Low window which has restricted opening, but care is needed with very young children.
- Two single beds 2' 6" wide.
- Non-feather pillows and duvets with poly cotton covers and sheets
- Bedside table and lamp next to one bed and boxed in shelf over other bed with light pulley at sensible height
- A cot is available upon request
- Door opposite bedroom off landing leading into bathroom door 193 cm high x 70 cm wide
- Light pulley on left hand side of entrance at sensible height
- Bath height 55 cm with flexible hand shower over
Hand rail on either side of bath

- Toilet height 42 cm
- Shower cubicle with step in at a height of 28 cm. Cubicle size 73 cm x 73 cm. Contains adjustable shower head 151 cm minimum up to 197 cm maximum
- Throughout the property there are electrical appliances and sockets of a traditional nature.
- Parents with young children in particular should take care to ensure their safety with these appliances and sockets. Do not leave children unattended in the Cottage at any time.

OUTSIDE

- Small lawned garden on same level as car park
- Picnic bench outside front door of cottage
- Lawned area at rear of property with spectacular views over mountains which is reached by a pathway on left hand side of the property. The pathway outside the front of the cottage leading to the rear garden is all on the same level but uneven. A pram or pushchair can be taken along this pathway
- The garden area is surrounded by bushes and fencing, making it a secure, safe and private area, particularly for children and dogs
- Patio table, chairs and umbrella in rear garden
Available during summer months
- Lawns are cut on a regular basis, during the summer months particularly. The mature gardens contain a wealth of trees, shrubs and bushes. There is also an abundance of brightly coloured flowers, many of which have a beautiful scent.
- The cottage is in a secluded area surrounded by mountains and wonderful scenery in any direction. An abundance of wild life. Bird life is particularly good
- The owners do not always live on site but there are phone numbers and contacts available at all times
- There is no public transport. There are no local shops or pubs within two miles
- Taxi service available in Bala. The nearest shops and pubs are in Bala, approximately three miles away
- IMPORTANT TELEPHONE NUMBERS, along with other useful telephone numbers are found in our Visitor Book. There is also ample literature giving a good selection of places to visit.
- Our Ordnance Survey grid reference number is
SH 902 316 Ordnance Survey - OS Landranger Map Sheet 125