

Parc Grove Bed and Breakfast, Llidiart-y-Parc, Access Statement

LOCATION

1. Post code: LL21 9EL.
Grid reference: SJ 11907 43182.



Parc Grove location

2. This quiet, rural property in the Dee Valley is situated on a lane 160 metres from the A5 trunk road at Llidiart-y-Parc. The lane is lit for 110 metres from the A5.
3. Closest towns:
 - Corwen (2½ miles): Post Office, small supermarket, pharmacy and Doctor.
 - Llangollen (7½ miles): Post Office, supermarkets, Tourist Information (open all year), and a wide range of facilities and services.
4. Public transport:
 - 320 metres away on the A5: westbound services to Corwen, Ruthin (15 miles) and Bala (14 miles). The bus stop has a bay and bus shelter.
 - 250 metres away on the A5: eastbound services to Ruabon (14 miles) and Wrexham (22 miles). The bus stop has a bay and bus shelter.
 - 180 metres away on the A5: eastbound services to Ruabon (14 miles) and Wrexham (22 miles).
 - National rail services can be accessed at Ruabon and Wrexham. These stations have frequent, direct bus services to Llidiart-y-Parc.
5. Local taxi services are available (bookable by telephone) in Corwen and Llangollen. Taxis can drop off 8 metres from the front door.

OUTSIDE

1. There is off road parking for 6 cars on level to shallow gradient surfaces (gravel and grass over interlocking paving) between 10 and 20 metres from the front door. Cars can be unloaded 8 metres from the front door.
2. Access to the front door from the unloading point is level on gravel and slate slabs.
3. Access to the drying room is by a level to gentle gradient on concrete slabs, slate chips and gravel.
4. Lighting:
 - PIR lighting over car park area, outside drying room and cycle shelter.
 - Static lighting to rear and side of house.
5. The gardens
 - The property is adjacent to open countryside.
 - There are varying surfaces (gravel, slate and concrete slabs, slate chips and grass) with gradients from flat to steep.
 - There are three flights of steps at the rear of the property: there are no handrails, but walls line at least one side of each set of steps.

- In the warmer months there is a solid wooden table, seating for four people and a parasol on the patio at the rear of the house.
- Guests are welcome to use the grounds at their own risk, except where notices indicate it is not advisable.

INSIDE

Ground floor amenities

1. Porch
 - Two steps (9 and 16 cm) at the entrance with a low threshold. Low threshold to the Reception.
 - Doorbell.
 - Dusk-to-dawn porch light.
2. Dining Room
 - Solid wood dining chairs without arms. Tie on seat pads and dining chairs with arms are available on request.
 - There are three dining tables, each seating 2 or 3 people. Tables can be placed together for larger groups.
 - Low pile fitted carpet.
 - There is a buffet dresser for cereals, juice, fruit etc. Assistance will be given on request.
 - Light coloured crockery is used on the dark wood tables.
 - There is additional lighting on the tables and dresser.
3. Reception/Common Room
 - Hard wired audible fire alarm.
 - Low pile fitted mats and rug over fitted vinyl floor covering.
 - Freeview TV/radio with remote control.
 - Refectory table with solid wood dining chairs with arms.
 - Browsers for local activities, maps and local information booklets.

First floor amenities

4. Stairs
 - Thirteen stairs, 70 cm wide, 19 cm rise.
 - Hand rail on left hand side and wall on right hand side (ascending).
 - Low pile fitted carpet.
5. Landing
 - Hard wired emergency lighting which illuminates landing and stairwell if mains power fails.
 - Hard wired audible fire alarm.
 - Two dusk-to-dawn plug lights (one with emergency torch).
 - Low pile fitted carpet.
 - One inward opening tilt and turn window.
 - Low easy chair and mini library.

6. Bedroom 1 with en-suite
 - Superking/twin beds (60 cm high) plus a full size single bed (54 cm high) (chaise longue when not used as a bed).
 - Two outward opening windows (south and east aspects).
 - En-suite: anti slip tiled floor; 90 cm square shower cubicle with bifold doors; fixed overhead shower.
7. Bedroom 2 with private bathroom across landing
 - Superking/twin beds (60 cm high).
 - One outward opening window (north aspect).
 - Dressing gowns supplied.
 - Bathroom: full size bath has over bath electric shower (height adjustable) with screen; fitted vinyl floor covering.
8. Bedroom 3 with en-suite
 - Double bed (63 cm high).
 - Two inward opening tilt and turn windows (north and west aspects).
 - En-suite: anti slip tiled floor; height adjustable shower; 80 cm quadrant cubicle with sliding doors.
9. Cloakroom: fitted vinyl floor covering.
10. All bedrooms
 - Well lit, including a light on a bedside table for each bed.
 - Low pile fitted carpets.
 - Non allergenic bedding.
 - Black out curtains or blinds.
 - Spare blankets and pillows in sealed bags.
 - Freeview TV/radio with remote control.
 - Bedside alarm clock.
 - Hospitality tray.
 - Free Wifi (also available throughout the house).
 - Hair drier, iron and hot water bottles available on request.
 - Emergency exit (pictorial) and 'Need help' signs on door to landing.
11. Both en-suites and bathroom
 - White non slip shower/bath mats.
 - White warm-touch non slip floor mats
 - Shaver socket and light above wash hand basin.
 - Pump dispenser toiletries.
 - Toiletries free from parabens, Sodium Laureth Sulphate and propylene glycol.
 - Toilet roll dispenser and flip top bin easily reached from toilet.
 - Good range of surfaces for placing personal possessions, including end of bath and in shower cubicles.
 - Coat hooks.
 - Emergency exit (pictorial) and 'Need help' signs on door to landing [*bathroom only*].
 - There are no hand rails.
12. Mobility access
 - Wheelchair users: this property does not have a ground floor guest bedroom.
 - Stick users: the stairs to the first floor can be managed by stick users.
 - The house is well lit throughout.

- There is good contrast between the walls and floor coverings.

Administration and Facilities

1. If pre-booked, staff are available after check in (after 5 p.m.) and before check out (by 10.30 a.m.). Check in and check out outside these times can be arranged.
2. Assistance with luggage is offered between the car park and bedrooms.
3. In order to make visits comfortable, guests are invited to inform the proprietors of special requirements when booking by telephone or website, at registration and in the bedroom browser.
4. The following forms are available in large text (pitch 14): access statement; guest registration; breakfast and packed lunch menus; feedback, complaints and accident forms; invoice.
5. Proprietors can be contacted in their private accommodation via a door bell.
6. Bedroom browser
 - Includes information regarding how to contact the proprietors and incident procedures, including fire. [The proprietors are responsible for attempting to ensure the evacuation of all guests in the event of an emergency.]
 - Includes lists of facilities and services provided at Parc Grove and in the locality.
7. Dining: meat, fish and vegetarian meals are available; ingredients are sourced locally when possible; the use of additives is minimised.
8. Laundry and cleaning
 - Unless requested otherwise towels are changed every 3 days and bedding is changed every 4 days.
 - Laundry, dishwashing and cleaning products are fully biodegradable, phosphate free and have low aquatic toxicity.
9. Website
 - Large pitch text can be achieved by using CTRL++; Google Chrome: Customise and control => Zoom; Internet Explorer: Tools => Zoom.
 - We have sought to make the site easy to navigate, easy to read and with high quality images wherever possible.