

## **Access Statement**

**The Old Dairy B&B  
Ystrad Fach  
Llandyfaelog  
Kidwelly  
Carmarthenshire  
SA175NY**

**Telephone: 01269 861170  
[www.theolddairywales.co.uk](http://www.theolddairywales.co.uk)**

### **Introduction**

The Old Dairy bed & breakfast accommodation is located in a converted stone building and consists of three well appointed rooms all with en suite facilities. The Bluebell Suite has its own lounge. The Buttercup room is provided with twin beds, the Bluebell Suite and the Daisy room each has a king size bed. Each room has its own private entrance and is a short distance away from the main house.

### **Pre-Arrival**

Accommodation is suitable for those with minor mobility impairment but due to the nature of the site it is not considered suitable for those who are solely reliant on a wheelchair.

The whole farm is on a slope of approximately 10% and the paths and driveway are gravel.

There are 2 steps of 10cm into the accommodation and to the breakfast room in the main farmhouse.

Mobiles phone coverage is generally good in the local area but there are dead spots at times.

Free Wi Fi internet access is provided for those travelling with their own equipment. (This is subject to environmental conditions and is sometimes slow due to our location)

Messages and mail can be left with us. In an emergency contact can be made through us on the number listed.

Information can be found on our website [www.theolddairywales.co.uk](http://www.theolddairywales.co.uk) and if required we can send information in the post in any format requested.

Public transport is limited buses are available on the major roads to Kidwelly Carmarthen, and beyond. As we are in a small country lane there is no public transport passing. The nearest bus stop is 1.2 miles away. Trains are available from Carmarthen and are best accessed by taxi.

The nearest major town is Carmarthen which is 6 miles.  
Radar toilets are available when visiting Carmarthen town centre.

### **Arrival & Car Parking Facilities**

There are three car parking spaces available one of which is immediately outside the accommodation (for the use of the Bluebell Suite guests). The parking is lit at night and there is ample room available around the vehicles. Persons can be dropped off close to the accommodation and help with luggage is available. Access to the accommodation is via a gravel drive and gravel walkway on a slight slope.

### **Main Entrance, Reception**

The reception is in the main farmhouse at the front of the building. You will be shown to your room and assistance with your luggage is available on request. For those patrons who require it reception formalities can be carried out in your accommodation. You will be asked to complete an arrival form, assistance is available if required.

### **Public Areas**

The breakfast room is in the main farmhouse. This is accessed to the right hand side of the building through a covered walkway then to the rear of the building. There are 2 individual steps (10cm) on an otherwise level patio. The breakfast room is accessed via a single door.

The breakfast room is brightly lit with a large central table. All decorations are of neutral colours.

### **B&B rooms**

All 3 B&B rooms are well appointed and are decorated in neutral colours. All rooms are fitted with remote control wall mounted TV and digital radio/ipod docking. All rooms have under floor heating with individually controlled thermostat and laminate flooring throughout. There is a heated towel rail in each of the en suite. A combination of overhead and table lamps is fitted in all rooms. Rooms are fitted with a thumb latch locking device on the entrance door. All rooms have high ceilings and the windows are close to the floor.

### **The Bluebell Suite**

Access to the Bluebell Suite is via 3 steps measuring 6cm / 16.5cm / 17.5cm in height.

Doorway has a reduced threshold of 8cm / 70cm wide / 174cm high.

Sofa has a seat height of 42cm

Doorway to bedroom is 71cm wide / 180cm high.

Window is able to be opened fully and doubles as a fire escape, it has a cill height of 51cm opening is 81cm wide / 85cm high.

Door to the en suite is 70cm wide / 194cm high.

Toilet has a seat height of 43cm.

Shower tray has a step of 23cm and is 70cm / 194cm.

This room is not suitable for wheelchair users.

Double king size bed.

### **The Daisy Room.**

Access to the Daisy room is via 2 steps measuring 7cm / 17.5cm in height.

Doorway has a reduced threshold of 8cm / 79cm wide / 188cm high.

Sofa has a seat height of 42cm

Window is able to be opened fully and doubles as a fire escape, it has a cill height of 39cm opening is 73cm wide / 92cm high.

Door to the en suite is 70cm wide / 196cm high.

Toilet has a seat height of 43cm.

Shower tray has a step of 23cm and is 70cm / 194cm.

This room is not suitable for wheelchair users.

Double king size bed.

### **The Buttercup Room.**

Access to the Buttercup room is via 2 steps measuring 7cm / 17.5cm in height.

Doorway has a reduced threshold of 8cm / 79cm wide / 190cm high.

Furniture has a seat height of 42cm

Window is able to be opened fully and doubles as a fire escape, it has a cill height of 35cm opening is 68cm wide / 90cm high.

Door to the en suite is 69cm wide / 194cm high.

Toilet has a seat height of 43cm.

Shower tray has a step of 23cm and is 70cm / 194cm.

This room is not suitable for wheelchair users.

Twin beds.

### **Shower-room & WC [En suite]**

All accommodation is en suite with wash hand basin toilet and shower cubicle. Hand rails are provided.

### **Laundry**

Emergency cleaning and drying of clothing can be carried out on the premises. (Subject to conditions and cost)

### **Outdoor Facilities**

Guests are welcome to walk around the farm and land. We must point out the farm is sited on a hill and most of the land is sloping. In general the paths and drive are gravel and at times the fields are wet and slippery. Persons who are pregnant are requested not to touch pregnant sheep or new born lambs. Remember to wash you hands when returning from the fields at all times.

### **Additional Information**

Evacuation procedures are posted in the accommodation and will also be explained on your arrival. Interlinked smoke detectors are fitted.

For your safety and along with regulations there is no smoking allowed.

We do not accept pets except for assistance dogs.

There is staff available to assist you if required.

Local public transport numbers: A list of phone numbers for Doctors hospitals and transport are available from reception and are also found in the guest guide book in your room. Large print version available on request.

### **Future Plans**

Future plans to purchase equipment and aids are in hand, at such time as circumstances and demand allow it. We endeavour to provide accommodation to the highest standard and to be as flexible in our dealings with our guests as we possibly can be. We are open to comments and suggestions regarding all details of your stay with us.

### **Contact Telephone and Email Address**

We welcome your feedback to help us continually improve if you have any comments please phone 01269861170 or email [info@theolddairywales.co.uk](mailto:info@theolddairywales.co.uk)

Debbie & Ian Baker  
Ystrad Fach  
Llandyfaelog  
Kidwelly  
Carmarthenshire  
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Telephone: 01269 861170

Email: [info@theolddaairywales.co.uk](mailto:info@theolddaairywales.co.uk)

Hours of operation: 0800 to 2200.

This access statement is subject to change and is updated as and when changes are made to the property that may affect access. This document was last updated on the 02<sup>nd</sup> June 2012.

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**Updated: 8<sup>th</sup> March 2017**