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## Access Statement

**The cottage is near the top of the hill and is approached via a steep, narrow single lane road; Bryn Terrace itself is a flat, private, unmade road in reasonable condition.**

A private parking space is available immediately outside.

### Transport & Location

The nearest train station is Swansea

The nearest taxi firm is in Mumbles

Public transport (bus stop) is at the top of the adjacent Western Lane and accessed from the opposite end Bryn Terrace via a narrow, sloping, uneven pedestrian track.

- 5-8 minute walk down to Mumbles front (10-15mins return journey!)
- 5-8 mins walk down to well equipped childrens playground
- 10-12 mins walk to nearest sand and rock beach Bracelet Bay
- 15-20 mins walk to Langland Bay, sand, rock pools, cafes

### Main Entrance

There are three shallow steps up to standard width door

Tiny seating area with bench

Sensor operated outside light

### Accommodation

- Open plan sitting/dining room all on one level with oak flooring
- Sitting room - 1 x 3 seater & 1 x 2 seater sofa, window seat, wooden carver chair, open fireplace. Ambient, overhead and task lighting
- Dining room - table + 4 chairs, crockery cupboard. Electric fire
- Door to kitchen. Overhead halogen and pelmet lighting. Tiled floor
- Standard height worktop, drop down oven and dishwasher doors
- One step up to narrow glazed door leading out to tiny courtyard with hutch housing washing machine. Sensor operated outside light
- Very steep narrow outdoor steps passing under below average height walkway, up to garden.
- Two bedrooms via door to single flight of narrow wooden stairs with handrail, onto landing with wooden banister on right
- Bathroom - narrow door; standard bath height with shower over, tiled floor. Standard toilet height. Overhead halogen lights and electric shaver point & light over basin. Extractor fan. Double glazed window.
- Master bedroom: king size four poster, double glazed tilt & turn window to floor.



- Twin bedroom: 2 x 2'6" (80cm x 200cm) metal framed beds. Access to garden via single double glazed door out onto steel grid walkway, edged with railings at building regulation height. One step up to paved path, edged with railings leading to garden.
- Loft room accessed by paddle staircase: not allocated for guest use
- Both rooms have non-feather pillows & duvets, hypo allergenic mattress and pillow protectors and poly/cotton or 100% cotton covers and sheets. 2 adjustable bedside wall lights in each room.
- Remote control large flat screen TV with Freeview and DVD player
- Portable radio/CD player
- Gas central heating
- Light switches and power points at sensible heights
- Good mobile phone reception
- Internet access: by prior agreement at additional cost

#### Garden

- At rear of cottage.
- Steeply terraced, overlooking sea. Paved curving, stepped path with metal handrail on left, with planted areas each side up to decked area with wooden balustrades. Bar height teak and aluminium table and 2 bar chairs.
- Steep wooden steps with wooden handrail on both sides up to paved flat terrace with open access to flowerbed 90cm below. 150cm table with safety glass top, 4 multi-position recliner chairs, sun umbrella, charcoal barbecue
- Evergreens, mainly summer flowering, scented plants
- Mains powered garden lighting operated from kitchen or back bedroom

#### In general

- A quiet end of terrace location with virtually no passing traffic.
- East facing over Swansea Bay and wooded Mumbles Hill
- Lovely sea views from both floors and the garden
- Very sheltered from prevailing winds.
- Woods at back at cottage.
- Local wildlife; foxes, owls, slowworms, squirrels, very occasionally sparrowhawk, buzzard and polecat.

We have tried to supply as much accurate and detailed information as possible in this statement. Please do not hesitate to contact us if you have any further queries on any aspect of the cottage.