

# Access Statement For Windways Neuadd Afan.

**Introduction** This five bedroom house has full gas-fired central heating, double glazing throughout and accommodates a maximum of 14 people in a beautiful country setting. Visit Wales graded Windways as a 4 star self-catering property.

**Pre-Arrival** • We have a website giving information to all our visitors <http://www.windways.co.uk> • Bookings and enquiries can be made via email or phone. • The nearest train station is Port Talbot, approximately five miles away. • The nearest bus stop to town is 500 metres away and local taxi firms throughout Neath/Port Talbot area can be summoned. • We can arrange for shopping to be delivered on arrival for a small charge. There is a wide range of shops, banks, hairdressers and pubs including a large Tesco in Port Talbot, 5 miles away.

**Arrival & Car Parking Facilities** • There is a steep driveway which can accommodate a vehicle as large as a Mercedes 313 long wheel based van, with room enough to turn in the car park in front of the house. The car park is off the main road and can hold up to six cars.

A garage with parking space for one car outside and two cars inside is just inside the gate within easy access. The garage has been adapted to store mountain bikes securely, with a cleaning bay to safely clean the mountain bikes.

**Main Entrance & Reception** • The main door is 82 cms wide and up fourteen steps. We regret that wheelchair access is not possible due to the hilly location•

- Once inside there is a hallway with a small reception area. The free space within the reception area is 240 by 210 cms.
- The hallway straight ahead leads to a door giving access to the kitchen, also another door to the utility room and inside the utility room there is a door into the downstairs shower room/wc. On the left there is a door to the downstairs bedroom.
- The hallway to the right proceeds to the reception area, lounge and the staircase leading upstairs by 14 stairs to the bathroom and four bedrooms.
- The free space within the lounge is 800cms by 100cms around the furniture • A door proceeds into the dining area. The dining room has a free space of 100cms by 300cms. Free space in the dining area is 370 x 500cms. A door proceeds into the kitchen. Free space in the kitchen is 300 by 500cms. Units and cookers are 90cms high.

## **Laundry**

A front loading washing machine is provided in the kitchen area with an exterior clothes line on the patio accessed by one step down from the kitchen door 73cms wide.

**Shop** There are a number of local shops in the nearby towns of Cymmer and Cwmafan within 2 miles.

**Leisure Facilities** There are numerous leisure facilities aimed at mountain bikers, ramblers and fishing enthusiasts in the Afan Valley and tourist information leaflets are plentiful in the house.

**Outdoor Facilities** A large sunny patio is accessed from the kitchen, the dining room and the lounge at the rear of the

house. There are gates on either side of the building which give access to the front of the house.

**Bedrooms** Complimentary linen is provided on arrival with fresh linen provided on request for a small charge.

All rooms have a bedside cabinet with lamp, TV/DVD, wardrobe, chair and chest of drawers.

**Bathroom, Shower-room & WC [Ensuite or Shared]**

- The main bathroom has a bath, wc and sink 80cms high. A shower attachment and screen provide showering facilities. There is 260 x 240cms free space.
- The main bedroom has an en-suite bathroom with a bath, wc and sink 80cms high. A shower attachment and screen provide showering facilities.
- The second bedroom has an en-suite bathroom with a bath, wc and sink 80cms high. A shower attachment and screen provide showering facilities.
- The utility room downstairs is adjacent to the downstairs bedroom. It has a bathroom with a shower, wc and sink 80cms high.

**Self-Catering Kitchen** • Fitted units, sink and 8 burner gas hob with 2 electric ovens 80cms high. Microwave, toaster, kettle, microwave, dish-washer and all pans and utensils.

**Attractions (Displays, exhibits, rides etc.)** •

Numerous tourist information literature is provided for guests in the house.

**Grounds and Gardens** • A sunny large rear private patio is exclusive to our guests with table and chairs. There is a large gas powered barbecue available for a small extra charge.

**Additional Information** • Information folder is

provided in the house giving details of local doctors, dentists, taxi's, vets, hospitals etc. • Complimentary wi-fi access • Poor mobile phone reception • Evacuation of the building is down the main stairs exiting from either the front, the rear or the left side door of the house to the exterior

**Contact Information** • Address: Windways Neuadd Afan, 50 Afan Road, Duffryn Rhondda, Neath/Port Talbot, SA13 3ET • Telephone: Gary Jones 01639 852 095 • Email: info@windways.co.uk • Website: www.windways.co.uk • Hours of operation: All year • Emergency number: Gary Jones 07505 293084, Philip Samuel 07949 535 243

**Future Plans** • We are planning to provide en-suite bathrooms for every bedroom in the near future.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01639 852 095 or email info@windways.co.uk**