

## **ACCESS STATEMENT FOR PROMENADE VIEW, MUMBLES**

Promenade View is a semi detached Victorian house on The Promenade in Mumbles. It sleeps 6 and is located along the seafront, with spectacular views overlooking the Bay of Swansea. Situated within walking distance of Mumbles village, it sits at the southern tip of the Bay, approximately 5 miles from Swansea City centre.

The accommodation is situated over 3 floors with the bedrooms situated on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Each bedroom has an ensuite shower room and there is also a large family bathroom situated on the 1<sup>st</sup> floor.

The house dates back to 1905 and has recently undergone extensive refurbishment to bring it up to a very high standard to ensure guests enjoy the stunning views and location of the property, in comfort and style.

### ARRIVAL

By bus

From Swansea bus station there is a number 2b bus every hour to Limeslade. The nearest stop is The George which is a restaurant situated at the rear of Promenade View on the main Mumbles Road.

Alternatively you may get a taxi from the bus station to 3 Promenade Terrace, Mumbles, SA3 4DS

By train

There is no direct bus from the railway station to Mumbles so it is best to take a taxi to Promenade View, 3 Promenade Terrace, Mumbles, SA3 4DS. This should cost between £11 and £15 and is approximately 5 miles in distance.

By road

Take the M4 and turn off at Junction 42 and then it is straight all the way to Mumbles. It is approximately 8 miles from the turn-off. The road will run parallel with sea (on your left) all the way.

Continue straight ahead at the Mumbles mini-roundabout, for approximately another half mile, then take the first turning left after the tennis course (they will be on your left) into Cornwall Place and at the end (sea facing you), turn right along a narrow road which will leads to Promenade Terrace. Promenade View is the 3<sup>rd</sup> house from the left.

### APPROACH

- There is one guaranteed car parking space in front of the house on pavement and one street parking space if available, although not guaranteed.
- There is street parking available in surrounding streets or pay & display car parks close to the property.
- Level approach to side door entrance on a tarmac surface.
- Promenade View sign displayed at the front of the house above the potted bay tree.
- Automatic light when approaching the main door at the side of the house.

## MAIN ENTRANCE

- Step over a slight ledge into the main hall which is a wooden floor with non slip mat/rug.
- Front door is a composite door with glass insert and spy hole and has a lever handle which needs to be pulled up to enable the key to turn before unlocking or locking.
- Front door is 76cm wide.

## HALLWAY, STAIRS AND LANDINGS

The Hall is small and has a wooden floor with rug, well lit with ceiling lights. Stairs and landing are covered with short pile carpet and there are 15 steps from ground to first floor and another 15 steps from first to second floor. There is a banister partway on the left hand side and a landing in between both sets of stairs. The stairs and landing are both well lit with ceiling lights.

All the bedrooms are off the main landing and at the top of the stairs and all doors are opened with a lever handle. All of the bedrooms and bathrooms have locks on the doors.

The stairs and landing are 78cm (1<sup>st</sup> stairs), 83cm (landing) and 74cm (2<sup>nd</sup> stairs) wide.

Doorway measurements are as follows:

Living Room – 80cm

Kitchen – 76cm

Family Bathroom – 65cm

1<sup>st</sup> floor bedroom – 81cm

1<sup>st</sup> floor ensuite – 76cm

2<sup>nd</sup> floor front bedroom – 73cm

2<sup>nd</sup> floor front ensuite – 76cm

2<sup>nd</sup> floor back bedroom – 73cm

2<sup>nd</sup> floor back bedroom – 76cm

## SITTING ROOM/LIVING ROOM

- 2 x 21/2 seater cream sofas plus a Barcelona leather chair and stool.
- Room is well lit with crystal chandelier light in the middle of the room plus two lamps for a slightly dimmer ambient lighting effect.
- TV + DVD are available with remote control and freeview. Also with teletext facility.
- There is a small desk with a printer.
- Free Wi-Fi is available throughout the house.
- Bay window with tier on tier shutters (see separate explanation)

## KITCHEN/DINING ROOM AREA

- Kitchen and Dining Room are situated on the ground floor just off to the left of the main hall
- It is an open plan area but with a clearly defined Dining Space which is separated from the kitchen by a pillar.
- Dining area has a dining table that seats 6 and a wall mounted TV with remote control.
- Kitchen has wall mounted and floor level cupboards with worktop.
- Single sink with mixer taps.
- Washing machine and separate tumble drier.

- Small slimline dishwasher.
- The doors of the double fan assisted oven and grill are drop down and the controls are above the oven door.
- Patio doors lead to a small courtyard where there is a table and chairs with umbrella available to enjoy an alfresco experience.

#### BEDROOM ONE (1<sup>st</sup> floor)

- There is one king-size bedroom on the 1<sup>st</sup> floor with ensuite shower room.
- It has a wooden floor with rugs.
- There is a built in wardrobe.
- It is lit with a ceiling light and two bedside lamps.
- There is a wall mounted TV, with remote control, which is on an adjustable bracket so it can be angled slightly for better viewing.
- There is a seating area at the window with two basket chairs and table.
- Bay window has tier on tier shutters (see separate explanation).

#### ENSUITE BATHROOM

- Bathroom door has a lever handle and is lockable.
- Round basin on a wooden pedestal which can be used to store toiletries.
- Step in raindrop shower with a step up onto the shower tray.
- The shower is easily accessible and is spacious, with glass panel to prevent splashing.
- The floor is non-slip tiles.
- It is fitted with a quiet extractor fan.
- It has a heated towel rail (electric or central heated).
- The shower head is non-adjustable but there is a hand held small shower head that can be used when required. To switch from main shower to handheld alternative there is a knob to pull at the right hand side just above the main shower tap.

NB. It is important to remember to push the knob back in when finished or the water will spurt out of the handheld the next time you put the shower on.

#### FAMILY BATHROOM (1<sup>ST</sup> floor)

- Bathroom door has a lever handle and is lockable.
- Round basin on a wooden pedestal which can be used to store toiletries.
- Step in raindrop shower with a step up onto the shower tray.
- The shower is easily accessible and is spacious, with glass panel to prevent splashing.
- The floor is non-slip tiles.
- It is fitted with a quiet extractor fan.
- It has a heated towel rail (electric or central heated).
- The shower head is non-adjustable but there is a hand held small shower head that can be used when required. To switch from main shower to handheld alternative there is a knob to pull at the right hand side just above the main shower tap.

NB. It is important to remember to push the knob back in when finished or the water will spurt out of the handheld the next time you put the shower on.

### BEDROOM TWO (2<sup>nd</sup> floor front)

- This has a double bed and smaller than the 1<sup>st</sup> floor bedroom.
- It is carpeted with a short pile carpet.
- It has a built in good size wardrobe.
- There is a table and two folding chairs near the window to enjoy the view.
- It has an ensuite bathroom.
- Wall mounted TV with adjustable bracket with remote control.
- Window shutters tier on tier (see separate instructions).

### ENSUITE BATHROOM

- Bathroom door has a lever handle and is lockable.
- Smaller round basin on a wooden pedestal which can be used to store toiletries.
- Step in rain drop shower with a step up onto the shower tray.
- The shower is easily accessible and is smaller than the others, with glass door to prevent splashing.
- The floor is non-slip tiles.
- The shower head is non-adjustable but there is a hand held small shower head that can be used when required. To switch from main shower to handheld alternative there is a knob to pull at the right hand side just above the main shower tap.
- It has a heated towel rail (electric or central heated).
- Fitted with a very quiet extractor fan.

NB. It is important to remember to push the knob back in when finished or the water will spurt out of the handheld the next time you put the shower on.

### BEDROOM THREE (2<sup>nd</sup> floor back)

- This is a king-size bed which is also zip & link so it can also be used as two 2'6" single beds also.
- It has a veluxe window with a black-out blind.
- This room has a short pile carpet.
- It has a small wardrobe (not built in).
- Wall mounted TV on adjustable bracket with remote.

### ENSUITE BATHROOM

- Bathroom door has a lever handle and is lockable
- Round basin on unit with wooden tongue and groove cupboard, which can be used to store toiletries.
- Step in raindrop shower with a step up onto the shower tray.
- The shower is easily accessible and is spacious, with glass panel to prevent splashing.
- The floor is non-slip tiles.
- It is fitted with a quiet extractor fan and a window.
- It has a heated towel rail (electric or central heated).
- The shower head is non-adjustable but there is a hand held small shower head that can be used when required. To switch from main shower to handheld alternative there is a knob to pull at the right hand side just above the main shower tap.

NB. It is important to remember to push the knob back in when finished or the water will spurt out of the handheld the next time you put the shower on.

## SHUTTERS

The downstairs front Living Room and 1<sup>st</sup> floor front bedroom have tier on tier shutters. This means that the top set of shutter doors can open and close independently of those on the bottom. You may choose to have the bottom set of doors closed for some privacy but have the top doors open for some additional light or vice versa. The individual slats can be opened and closed by using the rods at the back of each section. Two important points to note:

1. When opening and closing the doors (which are like a concertina) the upper and lower doors sometimes stick together so you may have to stand on a step just to prise them apart, firmly but not too firm that they would break.
2. The slats need to be closed, using the rod, before you pull back the doors to the side, if they are open then the doors will not sit flush to the walls at the sides.

The shutters in the 2<sup>nd</sup> floor front bedroom are much more straightforward. Please note however that if you wish to open the shutter doors to their fullest extent, then the TV needs to be manoeuvred away from the wall, to allow the shutters to be opened fully and then pushed back once the shutters have been opened.