

# **Access Statement for Bwthyn Llŷs Twrog, Upper Llandwrog**

## **1. Introduction**

Llŷs Twrog is a house located approximately 11 kilometres (7 miles) from Caernarfon between the villages of Carmel and Fron (which was also known as Cesarea after a chapel of that name in the village). The house was built in 1880 as a home and office for the manager responsible for several local slate quarries and stands at an elevation of 284 metres (932 feet) above sea level. There was a significant amount of land then attached to the house, and a stone barn built alongside the house was used to support farming activities on that land. In 2009 the barn was converted into a holiday cottage, Bwthyn Llŷs Twrog. Care was taken during the conversion not to destroy the character of the Victorian barn, including retaining original doorways and the original floor levels. Most doorways are therefore narrow and/or low by modern standards and while there is level access from the main door to the lounge/kitchen/diner and shower room, the two bedrooms are accessed via steps and there are steps down from the lounge to the patio.

## **2. Pre-Arrival**

Bookings and booking enquiries can be made via our agents, North Wales Holiday Cottages.

There is a local bus service between Caernarfon and Nebo via Rhosgadfan, Fron, Groeslon and Penygroes that runs Monday to Saturday along the road that passes Bwthyn Llŷs Twrog. The nearest bus stop is on the outskirts of Carmel, approximately 500 metres (1,600 feet) from the Bwthyn, but it is common practice for buses to stop between bus stops when requested.

The nearest main line train station is Bangor, approximately 25 kilometres (16 miles) away. There is a bus service between Bangor and Caernarfon, or taxis are available.

## **3. Arrival & Car Parking Facilities**

Access to Bwthyn Llŷs Twrog from the road is along an unsurfaced track approximately 100 metres (330 feet) in length that runs across open common land used for grazing. There are four raised bumps in the track for drainage purposes which also serve as speed bumps. The track is suitable for both two and four wheel drive vehicles, but it is recommended that any car carrying a very heavy load or with an exceptionally low clearance should negotiate the track with care. There is a slate sign with the name Llŷs Twrog near the end of the track which is visible from the road and another inset into the pillar of the main gate.

There is parking in the main yard below the Bwthyn which can be accessed by driving down the short sloping track that runs past the end of the Bwthyn. The yard is covered with loose slate chippings and the parking space is approximately 25 metres (80 feet) from the Bwthyn Front Door. There is a parking space with electric vehicle charging point adjacent to the Bwthyn patio. From the main yard it is possible to gain access to the Bwthyn through its patio doors but this route is via a step up to the patio gate and five steps up to the patio doors. The hard standing on the common outside the main gates can also be used for parking. There is also a small yard by the main gates close to the Bwthyn Front Door. Guests are welcome to use this area while unloading at arrival or loading prior to departure but vehicles parked there may obstruct access to both the Bwthyn and the main house, so guests are asked not to park there at any other times.

The key to the main door of the Bwthyn is normally available at the main house but in the event that the owner is unavailable or guests arriving very late there is a Key Safe by the Bwthyn front door. Guests using the Key Safe will be given the access code in advance.

If arriving after dark, there is a dusk to dawn light close to the main gate, and a light operated by an infrared sensor approximately 3 metres from the Bwthyn Front Door.

## 4. Interior

Bwthyn Llŷs Twrog has five rooms, a combined Lounge, Kitchen & Dining Room, a Hall, Shower Room, Main Bedroom and a Crog Loft Bedroom. A detailed access statement for each room can be found in Annex 1.

The main door opens directly into the kitchen end of the combined Lounge, Kitchen & Dining Room. A door from the lounge end provides access to the hall which in turn provides access to all other rooms. The Lounge, Kitchen & Dining Room, the Hall and the Shower Room are all on the same level. There are two steps down from the hall to the Main Bedroom and nine steps up from the hall to the Crog Loft. The Lounge, Kitchen & Dining Room has Patio Doors that open to a flight of five external steps that lead down to a patio area.

The kitchen is equipped with the following:

- Electric Oven
- Gas hob
- Microwave Oven
- Toaster
- Kettle
- Slow cooker
- Toasted sandwich maker
- Larder Fridge
- Table-top Freezer

The following cleaning equipment is provided:

- Front Loading Washing machine plus a supply of non-biological washing powder \*
- Folding laundry basket
- Internal and external drying racks
- Steam Iron and Ironing Board
- Vacuum cleaner
- Mop & bucket
- Short & long handled dustpan & brush sets

The following Entertainment equipment is provided:

- 1015 mm (40 inch) Freeview/Freesat Television with remote control
- DVD Player with remote control (will also play CDs via the TV speaker)
- Radio alarm clock in the main bedroom
- Alarm clock in the crog loft
- WiFi 6 Wireless Mesh access to Fibre to the Premises Internet Services

The window in the main bedroom is fitted with a low voltage electric window opener.

\* Note: Bwthyn Llŷs Twrog uses a septic tank, so guests are asked not to use biological washing powder or bleach.

## 5. Nearest External Services

### Shops

There is a small shop at Canolfan Y Fron, 0.6 km (0.4 mile) from Bwthyn Llŷs Twrog normally open 09:00 to 17:00 (11:00 to 16:00 Sundays). The Co-op and Premier convenience stores in Penygroes (4.2 kilometres/ 2.6 miles away) and at the petrol station in Dolydd (4.7km/ 3 miles) have longer opening hours and a wider choice. There are Morrisons, Tesco and Asda supermarkets in Caernarfon, 11 kilometres (6.8 miles) away.

## **Pubs**

The nearest pub is Pennionen in Groeslon, 3.5 kilometres (2 miles) from the Bwthyn and The Goat (Yr Afr) in Penygroes, 4.2 kilometres (2.6 miles away). Neither of these pubs serves food. The nearest pub serving food is the Snowdonia Parc in Waunfawr, 7 km (4 miles) away, but please be aware that the shortest route to this pub includes a very steep and narrow section of road between Rhosgadfan and Waunfawr. Ty'n Llan in Llandwrog (6.6 km/ 4.1 miles) and the Newborough Arms in Bontnewydd (7.1 km/ 4.4 miles) provide food and have separate dining areas. There is a wide choice of pubs in Caernarfon most of which serve food.

## **Cafés & Takeaway Food**

Canolfan Y Fron (0.6 km/ 0.4 mile away) has a basic café called Cegin Fron but its opening times are limited and variable. There are several cafés in and around Penygroes:

- Penygroes Bakery
- Cegin Ceri, Y Banc
- Llwy a Mwy deli, shop and café
- Pant Du Vineyard (licensed)
- There is normally also a café at Yr Orsaf but at the time of writing it was closed.

Inigo Jones Slateworks on the A487 near Groeslon (5 kilometres/ 3 miles from the Bwthyn) also has a café.

There are several takeaway food outlets in Penygroes serving Fish & Chips, Chinese and Indian food plus Pizzas, kebabs, Burgers and Chicken.

## **Restaurants**

The nearest restaurant is The Gun Room at Plas Dinas Country House, a Michelin starred formal restaurant which must be booked in advance It is 6.8 km/ 4.2 miles away just outside Bontnewydd (6.8 km/ 4.2 miles). Fron Goch Garden Centre (9.6 km/ 6 miles) also has a restaurant open during the daytime only. There is a wide choice of restaurants in Caernarfon.

## **Cash Withdrawals & Banking Services**

In Penygroes there is an ATM outside the co-op store and a Post Office inside the Premier store. There are branches of HSBC, Lloyds (due to close 30<sup>th</sup> April 2024), Nationwide, Principality & Santander in Caernarfon. Most banks and supermarkets in Caernarfon have ATMs.

## **Hospital & Medical Services**

Gwynedd Hospital (Ysbyty Gwynedd) has a 24-hour Accident & Emergency Unit. It near to Bangor, 22 kilometres (13.8 miles) from the Bwthyn. It is signposted from the A487 near Bangor. There are Minor Injuries Units at:

- Alltwen Hospital (Ysbyty Alltwen) at Tremadog (26 km / 16 miles from the Bwthyn). It's regular opening hours are 08:00 to 22:00 daily but hours may vary so it is advisable to ring them on 03000 850 027 to check before travelling.
- Bryn Beryl Hospital (Ysbyty Bryn Beryl) on the A499 north of Pwllheli (26 km /16 miles), open 10:00 to 22:00 daily.

There is a Doctor's practice in Penygroes and dental services are available in Caernarfon, Criccieth, Porthmadog and Pwllheli. More details are provided in the Information Pack.

## 6. Additional Information

An Information Pack about Bwthyn Llŷs Twrog, local services and places of interest will be found on the coffee table in the lounge.

Mobile phone reception is generally good outside the building or inside near the doors and windows on the downhill side of the building or in the crog loft. Due to the thick stone walls of the Bwthyn mobile phone reception is variable elsewhere inside the building depending upon the network being used.

A mesh WiFi system provides access to fibre to the premises internet throughout the building and on the patio.

The entire premises are non-smoking (including e-cigarettes). Smoking is permitted on the patio away from the building, but guests are asked not to smoke close to the building.

Service dogs are permitted but unfortunately the Bwthyn cannot accommodate pets.

## 7. Contact Information

### Owner & Operator

Address: Mr M J Elsdon, Llŷs Twrog, Upper Llandwrog, Caernarfon, Gwynedd, LL54 7AU  
Telephone: 01286 881189  
Mobile: 07711 799212  
Email: [web@bwthyn.com](mailto:web@bwthyn.com)  
Website: [www.bwthyn.com](http://www.bwthyn.com)  
Hours of operation: Normally 09:00 to 20:00 daily, at any time in the event of a major emergency  
Emergency Number: 01286 881189

### Booking Agents

Address: North Wales Holiday Cottages & Farmhouses, 39 Station Road, Deganwy, Conwy LL31 9DF  
Telephone: 01492 582492  
Email: [info@northwalesholidaycottages.co.uk](mailto:info@northwalesholidaycottages.co.uk)  
Website: [www.northwalesholidaycottages.co.uk](http://www.northwalesholidaycottages.co.uk)  
Hours of operation: 09:00 to 17:00 Monday to Friday  
09:30 to 17:00 Saturday  
Closed Sundays and Bank Holidays

## 8. Future Plans

Feedback from guests has been very positive and guest feedback has triggered investment in enhancements such as a freezer, larger TV, electric window opener in the main bedroom and a new 3-piece suite. Guest feedback will continue to be used as a basis to enhance the guest experience.

[Click here for bwthyn.com Web Site](http://www.bwthyn.com)

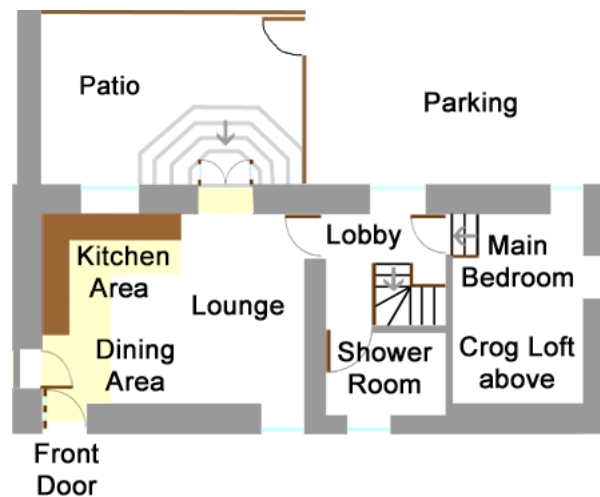
January 2024

## Annex 1

### Main Entrance & Reception

The main entrance is the Front Door which opens on to the upper yard shared with Llŷs Twrog house. The key for this door is made available to our guests upon arrival, either from the main house or via a Keysafe. Guests are asked to phone a few days ahead to confirm their arrival time and to be advised how to obtain the key. The Front Door is 740 mm wide and 1,880 mm high, hinged on the left and with a keyhole 1,000 mm from the ground. There are no steps leading to the front door and it has a low threshold approximately 60 mm high.

The layout of the property is shown below. The Front Door opens directly into the Kitchen/Dining Area and there are light switches on the right hand side of the door. The area in front of the Front Door and along the front of the kitchen units is tiled with beige tiles, shown in yellow below. The remainder of the floor (apart from the Shower Room) is covered with fitted carpet. There is a rubber backed door mat in front of the Front Door. Light switches for the Lounge, Kitchen & Diner are inside the front door at a height of 1230mm (Note: unless otherwise stated all wall mounted switches are at this height).



### Lounge, Kitchen & Dining Area

This large room has a combined Kitchen and Dining Area at one end and a Lounge area at the other.

#### Kitchen Area

The kitchen units are laid out in an 'L' shape with the work surface at a height of 920 mm. The wall to the left of the Front Door has both wall and base units. The wall units are used for storing glasses and crockery plus one for guest food storage. A gas hob is built into the worktop below the wall units with its controls at worktop height on the right hand side of the unit. An extractor fan above the hob has controls at a height of 1,770mm. To comply with gas safety requirements the bottoms of the wall units are 1370 mm from the floor. On the worktop is a microwave, toaster and a kettle. A table top freezer also sits on the worktop with its top at a height of 1400mm. The base units house a larder fridge, an electric oven and a corner cupboard in which pans and small kitchen electrical devices are stored. The oven controls are immediately below worktop level and it has a drop-down front which when lowered is 330 mm from the floor and projects 470 mm from the base units. The wall facing the Front Door comprises base units only. The boiler sits above this worktop with its controls at a height of 1,500 mm. A sink is built into

## **Annex 1**

the worktop in front of the window. The units below the worktop contain a front loading washing machine, a cupboard for cleaning materials, a niche for trays and towels and drawers containing cutlery and cooking utensils. A small powder fire extinguisher for category A, B and C fires and a fire blanket are fitted in the kitchen area, mounted at a height of approximately 1,600 mm.

### **Dining Area**

The Dining Area has a green short pile carpet that has been fitted throughout the Bwthyn, apart from the Kitchen Area, Main Bedroom and Shower Room. There is a rectangular dining table 1,200 mm x 750 mm x 730 mm high with four chairs. The furniture in the Dining Area is moveable.

### **Lounge Area**

The Lounge Area has a two-person settee and two armchairs. A floor lamp is provided and there is a table lamp on the windowsill that can be moved elsewhere if desired. A coffee table 800 mm x 600 mm x 500 mm high is placed in front of the settee. The TV sits on a cabinet 1,150 mm x 440 mm x 540 mm high that houses a DVD Player at a height of 310mm. TV and DVD Player both have remote controls normally found on top of the DVD Player. The furniture in the Lounge Area is moveable. External Patio Doors 1,020 mm x 1,970 mm (total) open outwards to steps that lead down to an external Patio area (see Outside Facilities section for details).

### **Lobby**

A Lobby connects the Lounge to the Shower Room and Main Bedroom. From the lobby a set of stairs lead up to the Crog Loft Bedroom. Underneath the stairs is a cupboard used to store cleaning equipment, ironing board and iron. The doors opening on to the Lobby have the following dimensions (width x height):

|                       |                              |
|-----------------------|------------------------------|
| Lounge door           | 670 mm x 1,960 mm            |
| Shower Room door      | 640 mm x 1,970 mm            |
| Main Bedroom door     | 710 mm x 1,960 mm            |
| Storage Cupboard door | 515mm x 1460mm max/990mm min |

The door to the Main Bedroom opens outwards into the Hall to allow for the two steps down inside the Bedroom.

The staircase up to the Crog Loft Bedroom has 9 steps each 220 mm high. Steps 3, 4 and 5 of the staircase form a 90° turn to the left. The staircase has handrails on both sides up to the turn and on the left only above the turn. The staircase is approximately 660 mm wide and the handrail is 900 – 930 mm above the treads.

### **Main Bedroom**

There are two steps down into the main bedroom, each 210mm high. There is a short handrail on the right hand side. The room has a red medium pile carpet.

The bed is a 1.5 metre (5 foot) wide divan and the top of the mattress is 600mm from the floor. The bed is moveable, but is normally positioned with a clearance each side of approximately 500mm. The sheets are cotton rich and a two part duvet is provided, which allows the warmth to be adjusted to suit the weather.

On entering the main bedroom there is a switch for the main light on the right. There is a reading light over each side of the bed each operated by a wall switch adjacent to the bed at a

## **Annex 1**

height of 800 mm; the switch to the left of the bed can also be used to turn the main light on and off. The window in the main bedroom is over the dressing table/ wardrobe unit and has been fitted with an electric window opener operated by a wall switch over the dressing table at a height above the floor of 1,230 mm.

### **Crog Loft Bedroom**

The Crog Loft Bedroom is in the eaves above the Main Bedroom at the top of a flight of stairs. The Crog Loft is immediately at the top of the stairs, so for safety reasons there is no door at its entrance. A screen is provided for privacy, if needed. The Crog Loft has two single wood framed beds each 990mm wide and 2 metres long. The mattresses are of the pillowtop type, each 900mm wide and 1.9metres long with the surface 500mm above the floor. Each bed has cotton rich sheets and a two part duvet, which allows the warmth to be adjusted to suit the weather. The beds are moveable but are normally positioned so that the corridor between them is at least 1.2 metres wide.

The Crog Loft Bedroom has limited headroom at the sides where the beds are located and a low lintel over the window. The minimum height from the top of the mattress to the ceiling is 750mm which, allowing for mattress compression, is enough to allow an adult to sit up comfortably in bed. Getting out of bed involves turning towards the centre of the room and hence is not affected by limited ceiling height at the sides of the room. The window runs from just below floor level to a deep lintel approximately 1.4 metres above floor level, so care needs to be exercised when under the lintel, for example, when opening or closing the blind.

### **Shower Room**

The Shower Room is accessed from the lobby via a door next to the stairs to the Crog Loft Bedroom. The door is equipped with a privacy lock which can be opened from the Lobby side in an emergency. The light is operated by a pull switch at a height of 1260mm. The floor surface is non-slip tiles. There is a towel rail heated by the Central Heating system and a shelf for towel storage at a height of 1.6 metres.

Dimensions within the Shower Room are as follows:

- Toilet seat height 400 mm, clearance to the left 320 mm and to the right 850 mm.
- Sink height 800 mm
- The step into Shower compartment is 270 mm high and the door opens to a width of 520 mm
- The height of the shower head is adjustable between approximately 1.7 metres and 2 metres

### **Outside Facilities**

There is a patio area approximately 5.5 metres by 3 metres and is accessed via the Patio Doors from the Lounge. There are 5 steps down between the Patio Doors and the Patio each with a height of approximately 200mm. There is a handrail on each side of these steps, but they splay out towards the bottom and hence both rails cannot be held simultaneously. There is a gate 960mm wide from the patio to the parking area with a 150mm step down.

### **Public Areas**

Bwthyn Llŷs Twrog is a Holiday let and hence does not have any public areas. However, the access and yard areas are shared with Llŷs Twrog house.