

Access Statement : Fern Cottage, Woodlands Farm, Littlehaven, Pembrokeshire.

If you have any queries with the following statement, please contact us via email at jspiteri01@hotmail.com.

Fern Cottage is approached via single track lane, through a gated entrance into a courtyard area incorporating ten properties. Parking for one car is available in the middle bay of three gravelled spaces in front of the property. A stone cobbled edge separates the roadway and the gravelled parking area. There are two steps up from the parking area to the front garden area, which, is edged by a stone wall. A cobbled path leads to the storm porch which is accessed via one step up. The main door is a stable door type which splits in half allowing views of the exterior courtyard/garden area. Immediately upon entering the cottage, a coir matt is incorporated into the tiled floor of the kitchen area.

The kitchen area is open-plan with the main living area. The kitchen incorporates a double oven, combination microwave (which is inside cupboard below oven), ceramic hob to the left hand wall. At right angles to this is a breakfast bar area, which holds, washing machine, sink (filtered tap water available) and integrated fridge/freezer. The opposite side of the breakfast bar is main eating area incorporating four bar stools. Wood burner effect stove behind breakfast bar. Main living area incorporates two leather sofas. TV, freeview box and DVD player available via remote controls. Good contrast between door and wall colour. Carpet to lounge area and stairs. Access of first floor via stairs which lead to the first floor. To rear of property is a fully glazed conservatory via one raised step onto quarry tiled floor. DVD/radio/TV combination available in conservatory. Double doors and step down to outside gravelled area. Benches and barbeque in gravel area. Low wall up to sloping lawn area incorporating rotary ainer.

On first floor are two bedrooms and a bathroom. Master bedroom has double bed and restricted headroom to one side due to slope of ceiling and beams. Bedroom two has bunk beds (sleeps two) top bunk has restricted headroom due to beams and sloped ceiling at one end. Bathroom has full bath with mixer tap/shower attachment (restricted headroom due to slope of ceiling and beam), toilet and pedestal sink. Bedrooms are both carpeted and bathroom and landing area are both floored with vinyl sheet.

All electrical sockets are at standard height. Integrated appliance switches are held within kitchen units. All doors are fitted with lever latch handles. Audible fire alarm fitted. Outside light operated via switch under stairs within cottage. No telephone line, mobile signal available.