



Morgan's Luxury Bed & Breakfast Access Statement

- The nearest mainline station to Pen y graig is Prestatyn which is approximately 4 miles away.
- The nearest local bus route is approximately 1 mile from Pen y graig.
- Pen y graig is located off a single track lane.
- Car Parking – There is plenty of off road car parking. Cars may be parked within 6 metres of the entrance
- Access to the property is level over a combination of gravel and paving.
- Entrance/Reception-One 15cm step leads into the tiled vestibule through which the large carpeted hall/reception area is located. There is a cloakroom on this level.
- Dining room – The dining room is located off the hall and is accessed by one 12cm step.
- The Bed and Breakfast guest suite is on the first floor and is accessed via a staircase with split landing. There is no lift available. As the house is of dormer construction the ceiling height reduces towards the external walls.
- Lighting – Corridors are well lit and there is good exterior lighting to the property. Task lighting can be provided on request. Light switches are 130cms above floor level.
- Power sockets are 42cms above floor level
- Dimensions – External door width 84cms.All internal door widths 76cms.