

## Access Statement

Pen Y Banc Holiday Cottage

Sarnau,

Bala.

Gwynedd LL23 7LG

### Introduction

Pen Y Banc Cottage, (this means top of the bank) is located in the small hamlet of Sarnau, 3.5 miles east of the town of Bala and approximately 5.4 miles west from the A5 trunk road between Corwen and Betws Y Coed. The A 494 leads from the A5 to Bala and passes Sarnau which is on the right hand side, set back off the main trunk road.

### Directions to the Cottage, from the South, South East and South West.

Head north to North Wales from the M1, M4, M5 or M6. Heading for the M6. From the M6 take the M54 sign posted to North Wales Telford or Shrewsbury. (Alternatively from M6 you can take the Toll Road by-passing Birmingham if coming from the South East and then follow directions for The M54/A5 the M54 Motorway becomes the A5 Trunk Road. Continue on the A5 trunk Road heading on all the roundabouts to NORTH WALES/ Holyhead. Proceed along the A5 going over the High Valley Road Viaducts outside Oswestry and then Chirk. If you are using a Sat Nav and had put in Bala, then at Oswestry, it will send you over the mountains the back route. Unless you want to go this very beautiful route and take longer, stay on the A5. The A5 turns left at a roundabout, now signposted to Llangollen. Continue on the A5 through Llangollen on to Corwen and Bala. You are passing through the beautiful Dee Valley hills and mountains. The River Dee will be on your right in the lower valley. From London, steady driving, sticking to the limits with a quick stop in normal traffic, it takes 4.5hours

Once through Corwen follow the signs to Betws Y Coed and Bala on the A5. Over the river up to the lights where the A494 Joins the A5, Continue. The RHUG Country Estate is on your left with the Shop, and Cafe and Bison Grill. The Bison, American Buffalo would have been in the fields just before and after the traffic lights on the left. Continue about a mile and you will see traffic lights ahead of you. Get into the left hand filter lane and turn onto the A494 (give way) follow the signs to Bala. Continue for 5.2 miles and Sarnau can be found on your right. It is very well signposted because of the bends. Turn Right into the Hamlet and Pen Y Banc is dead ahead up the hill about 150 yards. You will know it because it now has Solar Panels on the Roof. Park at the side of the cottage.

**From the North and North East.** Head for the M6. Then take the M56 to North Wales. Either go through to Queensferry following the A494 all the Way to Bala or the Road signs to North Wales. Bala. There are various routes that you may wish to take since you could visit Chester on the way or Llangollen or come across the Llandegla moor. Please refer to a Map.

After turning right into the hamlet of Sarnau off the A 494 from the A5 direction, Pen y Banc can be seen as you travel up the hill along the road. It is a stone cottage with the top third of the front of the cottage rendered in and painted in Cornish Cream. The cottage can also be identified by the two Velux Windows in the roof. It is surrounded by a stone wall with a mixed hedge and shrub on top of the wall protecting the cottage to the front and side from prevailing winds but at the same time allowing a distant view and forming a sun trap. The name of the cottage is on the wall by the kitchen window and above the front gate, which is painted the colour of bluebells. There is parking for one vehicle at the side of the cottage. It is possible to park two motor bikes or bicycles in the covered, secure car port if required. There is unrestricted parking in the hamlet of Sarnau for additional vehicles. Please see Google Earth, a view of the cottage can be viewed from the A494. Together with the Bus Shelter hut and Daffodils in spring

Arrival is from 3.30 pm and leaving by 10 30 am (to allow for cleaning and preparation of cottage for arrival for other guests). On departure keys, can be posted through the gate letter box.

**Directions to the Cottage, from the South, South East and South West.**

Head north to North Wales from the M1, M4, M5 or M6. Heading for the M6. From the M6 take the M54 sign posted to North Wales Telford or Shrewsbury. (Alternatively from M6 you can take the Toll Road by-passing Birmingham if coming from the South East and then follow directions for The M54/A5 The M54 Motorway becomes the A5 Trunk Road. Continue on the A5 trunk Road heading on all the roundabouts to NORTH WALES/ Holyhead. Proceed along the A5 going over the High Valley Road Viaducts outside Oswestry and then Chirk. If you are using a Sat Nav and had put in Bala, then at Oswestry, it will send you over the mountains the back route. Unless you want to go this very beautiful route and take longer, stay on the A5. The A5 turns left at a roundabout, now signposted to Llangollen. Continue on the A5 through Llangollen on to Corwen and Bala. You are passing through the beautiful Dee Valley hills and mountains. The River Dee will be on your right in the lower valley. From London, steady driving, sticking to the limits with a quick stop in normal traffic, it takes 4.5hours

Once through Corwen follow the signs to Betws Y Coed and Bala on the A5. Over the river up to the lights where the A494 Joins the A5, Continue. The RHUG Country Estate is on your left with the

Shop, and Cafe and Bison Grill. The Bison, American Buffalo would have been in the fields just before and after the traffic lights on the left. Continue about a mile and you will see traffic lights ahead of you. Get into the left hand filter lane and turn onto the A494 (give way) follow the signs to Bala. Continue for 5.2 miles and Sarnau can be found on your right. It is very well signposted because of the bends. Turn Right into the Hamlet and Pen Y Banc is dead ahead up the hill about 150 yards. You will know it because it now has Solar Panels on the Roof. Park at the side of the cottage.

**From the North and North East.** Head for the M6. Then take the M56 to North Wales. Either go through to Queensferry following the A494 all the Way to Bala or the Road signs to North Wales. Bala. There are various routes that you may wish to take since you could visit Chester on the way or Llangollen or come across the Llandegla moor. Please refer to a Map.

After turning right into the hamlet of Sarnau off the A 494 from the A5 direction, Pen y Banc can be seen as you travel up the hill along the road. It is a stone cottage with the top third of the front of the cottage rendered in and painted in Cornish Cream. The cottage can also be identified by the two Velux Windows in the roof. It is surrounded by a stone wall with a mixed hedge and shrub on top of the wall protecting the cottage to the front and side from prevailing winds but at the same time allowing a distant view and forming a sun trap. The name of the cottage is on the wall by the kitchen window and above the front gate, which is painted the colour of bluebells. There is parking for one vehicle at the side of the cottage. It is possible to park two motor bikes or bicycles in the covered, secure car port if required. There is unrestricted parking in the hamlet of Sarnau for additional vehicles. Please see Google Earth, a view of the cottage can be viewed from the A494. Together with the Bus Shelter hut and Daffodils in spring

Arrival is from 3.30 pm and leaving by 10 30 am (to allow for cleaning and preparation of cottage for arrival for other guests). This can be flexible though dependent upon occupancy. On departure keys, can be posted through the gate letter box.

Pen y Banc, is a two storey, split level, stone built detached, but not an isolated property so you do not need a four wheel drive vehicle. It is set into the bank and hill slope hence its name. It is at least two hundred years old when people were generally smaller than they are now, hence most doors on the ground floor are of generally of standard width but slightly smaller in height than average size. The two bedroom doors are narrower than standard doors and slightly lower in height.

Pen Y Banc front garden and entrance door is approached via a small double gate off the lane by the parking area. There are four shallow steps, graduated as you travel along the flagged path towards

the front door which is protected by an open porch. There is a porch light. The door is situated in the centre of the cottage and on entering Pen Y Banc small entrance hall; you turn left into the living room, right into the dining room and through the dining room down two steps into the kitchen. Floors in the living room and dining room are oak laminate and there are ceramic floor tiles in the kitchen. The kitchen door opens into the covered /patio area. To access upstairs from the small hall, you proceed directly ahead up the carpeted, turned staircase and onto the landing. There is a banister to the right hand side of the stairs. Off the landing to the left is the bathroom and toilet.

The bathroom furniture and fixtures are of standard size. The electric shower is over the bath. The floor is non-slip washable Vinyl. Past the bathroom to the right you will find the main bedroom with king-size bed with a Tempur Mattress. This room has a velux window. If you turn left off the landing you find the second double bedroom. It is approached down two steps and care must be taken to duck under the door frame and oak beam, avoiding head injury on entering the bedroom. This room has opening windows. A window lock key is provided. If small children are staying it is advisable to lock the windows. The landing has exposed stone work, a velux window and is well lit. There is a sign reminding guests that this is an "Olde Worlde Cottage" so duck before entering. Bedrooms, landing and stairs are covered in 100% wool Berber carpet.

All windows have window locks so that parents can lock larger windows if small children are staying.

In the kitchen, units and work tops are of standard height. The double-oven is built in at eye level. The back door leads from the kitchen into the covered way. Whilst the covered way is often used as a breakfast area in the summer, bicycles or even motor bikes can be parked here securely. There is outdoor lighting to this area and a productive Grape vine but harvest is weather dependant.

From the covered way, there are seven, steep steps up to the cottage back garden. At the top of the step is another light which is switched on at ground level. On either side of the garden steps is a banister rail. The garden paths are paved or gravel. The garden has two small lawns, slightly sloping, surrounded by flower and shrub beds, fruit trees and roses. There is a wild life pond that is covered by two net frames. Access to the garden can also be gained by walking around the side of the cottage up three graduated steps. There is a wooden gate which should be closed at all times to ensure the safety of children and pets

Whilst the back garden is generally secure, surrounded by fence and stone walls with a garden gate to the side of the cottage, the front garden is generally secure but again the gates must be secured, Energetic dogs may even jump the four foot wall so should not be left unsupervised. Solar Panels have been fitted to the cottage south facing aspect 22<sup>nd</sup> November 2012

## Utilities

The water supply is from the mains. There is a septic tank for waste removal. Nappies, nappy wipes, cosmetic wipes and sanitary products should not be flushed down the toilet to avoid blockages.

## General

- Public Transport is very limited locally. There are bus services from Llanderfel, Bala and Corwen serving the coast and Wrexham and several towns and villages in between. The nearest train service is Wrexham or Betws Y Coed which can connect to major UK cities. The nearest Airports are at Liverpool, Manchester and Birmingham. There are private airport facilities at Hawarden. It is strongly advised that you have a car, Motor Bikes or Bikes for personal transport.
- The nearest shops, medical and leisure facilities including swimming pool, cinema, cafe's restaurants and public houses are in the market town of Bala. The nearest supermarket is the Cooperative in Bala and Spar. They both have very good stock but generally you can find most things you need other than designer fashion goods.
- For information regarding leisure facilities and activities look at [www.VisitBala.org](http://www.VisitBala.org). Information is also provided in the cottage.
- The RAF (Royal Air force) use Snowdonia National Park and the Dee Valley as a training area for Military Air craft and for transport
- Not all Mobile telephones work and signals may also be weather dependent. The cottage has free Wi-Fi though
- You are strongly advised to maintain national speed restrictions whilst visiting North Wales.
- Fuel is generally cheaper on route to the cottage in England, Wrexham, or in Mold.
- Most garages in the country areas in North Wales close by 8pm, as do local fish and chip shops.

Updated 25 January 2017