



# Hen Dy

BED & BREAKFAST

10 North Parade, Llandudno, LL30 2LP

## ACCESS STATEMENT

### Pre-Arrival

The nearest bus stop is the Palladium. (0.1 miles)

The nearest railway station is Llandudno Station. (0.4 miles)

There are several local taxi companies; we can make bookings for you, if required.

When planning your journey, using Satellite Navigation or Google Maps, simply enter our postcode LL30 2LP, No. 10.

### Car Parking and Arrival

Please advise us of your anticipated time of arrival, check-in is between 2pm and 9pm.

We have 4 on road parking spots, which are reserved on a first booked basis, otherwise street parking is available nearby. Maps can be sent if requested.

It is advised that guests double park at the front of the property when arriving if no parking is available to unload their luggage, the owners will help with this if required.

## **General Areas**

All fire alarms are mains operated and interconnected. They are tested weekly on a Monday at 11am and are serviced by a certified company.

The property has an emergency fire escape at the rear of the property constructed in metal with emergency lights installed.

Fire extinguishers are located throughout the property and serviced annually.

A basic first aid kit is available.

The property is non-smoking throughout, except the front patio area, where an ashtray is provided. Smoking on any fire escape is prohibited.

Wi-Fi internet connection is available in the building, the password is listed in the information folders in bedrooms or on the corkboard as you enter the front door.

The building has CCTV in operation at all times.

## **Building Access**

### **Entrance to Front Door and Porch**

The building entrance is located on North Parade, near the pelican crossing. **We are the green building.**

It has 5 steps on a small pathway to enter the building from the kerbside which measures a minimum width of 155cm.

First step 15cm high, walk 320cm, step 20cm up, walk 41cm, step 17cm, walk 41cm, step 17cm, walk 85cm, step 15cm, walk 59cm to porch.

The pathway is finished in tiles and rubber mats are laid when it is raining.

The first double front door measures 140cm wide and one of these doors is always unlocked.

The 2<sup>nd</sup> entrance door measures 76cm wide and is a self-locking door.

Access to the property is made by ringing the external bell by the front porch or by using the guest access keys provided on check-in.

The entrance and the hall are lit 24 hours a day.

## Patio Area

The small patio area is located at the front of the property, accessed from the main entrance back down the first 4 steps towards the road, then 3 steps down which are 18cm, 17cm and 23cm in height.

The patio area is laid with slabs with patio planters and garden furniture.

## Check-In Area / Hallway

Guests check-in on the ground floor which has a 116cm minimum width, this is a tiled floor.

## Room 12, Ground Floor Seaview Suite

Located off the hallway.

## Main Staircase to Rooms - Carpeted

Room 1 is located on the 1<sup>st</sup> half floor via a staircase of 10 steps, small flat area, 1 step, then 3 steps, which are 17cm deep and minimum 83cm wide.

Rooms 2, 3 and 4 are located another 7 stairs up, turning back on yourself, to a small landing which are 17cm deep and minimum 83cm wide.

Room 5 is located another 10 stairs back on yourself to a small flat area, which are 17cm deep and minimum 83cm wide.

Rooms 6, 7 and 8 are located another 9 stairs back on yourself to a small landing, which are 17cm deep and minimum of 83cm wide.

Rooms 9, 10 and 11 are located another 9 stairs and 8 stairs back on yourself, which are 17cm deep and minimum of 83cm wide, with a door 71cm wide to access the bedroom doors.

All en-suite shower rooms are fitted with standard sanitary ware and showers. Rooms 7 and 8 have standard baths and overhead showers.

## Bedroom / Bathroom Door Widths

ROOM	BEDROOM CARPETED	BATHROOM TILES / LINO
1	76cm	63cm
2	76cm	58cm

3	83cm	58cm
4	83cm	58cm
5	71cm	73cm
6	71cm	58cm
7	78cm	68cm
8	78cm	73cm
Family Suite 9+10 Main Door	77cm	67cm
9	78cm	
10	78cm	
11	66cm	63cm
12	80cm	76cm

### **Breakfast Room – Wood Flooring**

The Breakfast room is located on the lower ground floor, accessed by a staircase leading from the ground floor, it has 13 steps down which are 17cm deep and 83cm wide. These stairs are carpeted. At the bottom of the stairs there is a door 78cm wide which is open during food service times.

The breakfast room has wooden tiled flooring. The cold buffet selection is on a self-service basis and hot items are cooked and served to you by a member of staff.

### **Hotel Toilet**

A guest toilet is located on the lower ground floor for the use when dining, this is a standard toilet and sink and it has lino flooring, it is 1 step 20cm high from the breakfast room. It has 1 door which opens to the handwash sink area measuring 74cm then through to the toilet, the 2<sup>nd</sup> door measures 70cm.

### **Contact Details**

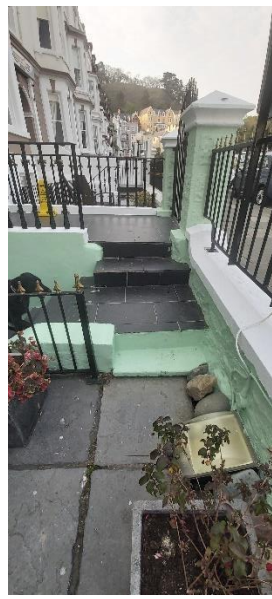
Ian & Tracey Palmer  
 Hen Dy  
 10 North Parade  
 Llandudno  
 LL30 2LP  
 Phone: 01492 876184  
 Email: [hen-dy@outlook.com](mailto:hen-dy@outlook.com)

**Please see the pictures provided for more information.**

# Main Entrance:



From North Parade



Patio Area



Steps to Front Door



Entrance Bell



Front Double Doors



Self Closing Door



## Ground Floor:



Reception Hall



Room 12



## To Breakfast Room:



From Reception Hall



Downstairs



Corner Stairs



Toilet





Breakfast Buffet



Breakfast Room

# Upstairs:



From Ground Floor



To Room 1



To Rooms 2 ,3, 4



To Room 5



To Rooms 6, 7, 8



To Rooms 9/10, 11



Final Door to 9/10, 11



Rooms 9/10 , 11