



Accessibility Statement for Ardwyn Bach

Accessibility information for guests

[Intro] Introduction

We want every guest to feel informed and confident before booking and during their stay at Ardwyn Bach. This accessibility statement gives factual information about the property, access routes, facilities and services so that guests can decide whether the accommodation is suitable for their individual needs.

This statement provides factual information rather than assessing suitability for any individual guest. Please contact us before booking if you have any questions or would like to discuss specific access requirements.

At a glance: Ardwyn Bach is a two-storey historic property with bedrooms and full bathing facilities on the first floor only. Access includes steps, uneven thresholds, gravel surfaces and some narrow internal doorways. The property may not be suitable for guests who require step-free access throughout, but we are happy to discuss individual requirements before booking.

[Summary] Summary

- Ardwyn Bach is a two-storey historic, Grade II listed property in the centre of Ruthin, with all bedrooms and full bathing facilities located on the first floor.
- The property includes several steps, uneven thresholds, narrow internal doorways and mixed floor surfaces, including tile, wood, carpet, gravel and cobbles.
- There is a ground-floor WC, but there are no ground-floor bedrooms or full bathroom facilities.
- Parking generally is available for up to 2 cars at the rear of the property on a gravel surface, with an uphill route back to the main entrance. A visitor permit is also supplied for Dog Lane car park.
- The main entrance involves a gate, a metal doormat and one step down into the hallway, with no handrail at the entrance.

[Contact] Contact Information

For accessibility enquiries, please contact: clare@rorescapes.com

Telephone: +44 (0)7917 234634

Information can be provided in larger print on request where possible.

[Book] Before You Book

Please read this accessibility statement before booking, especially if you require step-free access, wider doorways, ground-floor sleeping or bathing facilities, grab rails, or assistance in an emergency. If any of the access details described here may affect your stay, please contact us before booking so we can provide further photographs, measurements or practical information.

We understand that access needs vary from guest to guest, and we are happy to answer specific questions before booking.

[Travel] Pre-Arrival Information

- Booking information can be provided by email or telephone.
- Directions to the property are provided before arrival.
- The nearest railway stations are Flint, approximately 17 miles away; Rhyl, approximately 24 miles away; and Chester, approximately 26 miles away.
- Local buses serve Chester, Mold, Corwen, Denbigh, St Asaph, Rhyl and Wrexham. Stops are near the Town Hall on Market Street and Wynnstay Road, approximately 0.2 miles or 5 minutes' walk from the property. Please check current timetables before travel, as not all services run in the evening or on Sundays.
- There are local taxi firms, but no Uber. Please check directly whether accessible vehicles are available. Local firms include AAA Taxis: +44 (0)7923 427743; Roberto's Taxi: +44 (0)7912 564493; and Davey's Taxi: +44 (0)1824 707607.
- Please contact us before arrival if you need additional travel information, step-free route details or taxi contact information.

[Local services] Local services and medical information

- Ruthin has local supermarkets and amenities within walking or short driving distance, including Co-op, Tesco, Aldi, petrol stations, an EV charging point, independent shops, cafés and restaurants.
- Boots and Well Street Pharmacy are both within a 5-minute walk. Two GP practices and a Vet are listed in the property guide, with Denbigh Community Hospital approximately 7 miles away and Ysbyty Glan Clwyd Accident and Emergency approximately 31 miles away.
- Please contact us before arrival if you need help identifying nearby services, step-free routes into town, opening times or other local information relevant to your stay.

[Arrival] Arrival and External Access

- The property is set back from the pavement on Castle Street, directly opposite Nantclwyd y Dre, a historic timber-framed property.
- Access is through a white metal gate leading directly from the street to the front door. A key safe is located to the right of the front door; the code will be confirmed shortly before arrival. The key safe is approximately 1.4 metres high, level with the Yale lock.
- Guests are welcome to stop to unload at the front of the property before parking, if easier. Note that Castle Street is presently a 'single yellow line' street, with parking restricted between 8am -6pm daily.
- The owner's home is on the left (with the porch with the two pillars).

[Parking] Parking

- Parking is generally available for up to two medium-sized cars at the rear of the property, provided vehicles are parked considerately and do not block the owner's vehicle.
- The parking area is reached from Record Street, first turning on the left from Castle Street. It is on a slight incline with a gravel surface.
- The route from the parking area to the main entrance is approximately 0.1 mile and includes an uphill walk across the gravel drive and pavement back to Castle Street.
- The parking area may be difficult for some guests, as it involves reversing in or out on an incline and has no lighting, although there is street lighting nearby.
- A visitor permit is supplied for one car at Dog Lane long-stay car park, approximately 0.3 miles away or about a 5-minute walk.
- If on-site parking is restricted or you have specific parking needs, please let us know before arrival so that we can discuss suitable arrangements.

[Entrance] Entrance to the Property

- The gateway from the street is approximately 96cm wide, and the main entrance door is approximately 90cm wide.
- There is a metal door mat in front of the door and one step down from the front door into the hallway. There is no handrail at the entrance.
- There is no overhead light at the front door, but there is street lighting and the key safe is illuminated.
- An alternative entrance is available through the back garden, but only after entry has first been gained through the front entrance.

[Layout] Internal Layout and Circulation

- The property is arranged over two floors.
- Floor surfaces include tile, wood and carpet.
- Internal door widths range from approximately 65cm to 85cm width.
- Lighting is provided by ceiling lights, wall lights, lamps and task lighting, with plug-in evacuation and motion-sensor lighting at floor level.

[Living] Ground Floor – Hallway, WC and Living/Dining Area

- The living area is located on the ground floor to the right off the hallway. Entrance to the lounge is through a 75cm door.
- The hallway is tiled and provides a coat and hat rack and area for boots and shoes. There is a door mat by the front door and outside the entrance leading into the lounge.

- Straight ahead in the hallway, opposite the front door, is a downstairs WC – the doorway width of which is 70cm.
- From the hallway there is a flight of stairs with 5 steps to a half landing, followed by 8 further steps to the first floor.
- Seating in the lounge includes a large three-seater sofa, two large armchairs and two smaller armchairs and an occasional chair. Also in the lounge is a dining table with six dining chairs, and a large coffee table and two occasional tables.
- The lounge is carpeted and there is a large rug under the coffee table near the sofa and armchairs.
- Sockets in the hallway and lounge are all at floor level.

[Kitchen] Ground Floor – Vestibule, Pantry and Kitchen Area

- From the lounge, there is a step up into the vestibule, a slight step up into the pantry and an uneven transition with a slight step down into the kitchen.
- Door widths are approximately 70cm, and the vestibule, pantry, understairs cupboard and kitchen all have tiled floors.
- The open-plan kitchen includes a dual fuel range cooker, microwave, air fryer, under-counter larder fridge, dishwasher, washing machine, toaster, kettle, Nespresso machine and milk frother.
- There is a dining table with six moveable chairs and an extra leaf stored in the understairs cupboard.
- Storage includes standard-height worktops with under-counter cupboards, wall-mounted cupboards, a Welsh dresser and pantry storage. The pantry also contains the free-standing fridge freezer, immersion heater, recycling containers, BBQ utensils, infant highchair, spare electric heater and outdoor cushions.
- Controls, cupboards and sockets may be at varying heights. Please contact us if you need specific measurements.

[Garden] Ground Floor – Grounds and Garden

- Access to the patio and garden is through the kitchen, with a step down to the outside passage and doormats inside and outside the back door.
- The patio surface is uneven and includes patterned brick and cobbles.
- The patio garden is for visitor use and includes a garden table, bench seating, garden dining chairs, a covered bench seat and two Adirondack chairs with an adjoining table. Cushions and picnic items are kept in the pantry.
- A Weber kettle barbecue is located on the patio, with a starter pack of charcoal and BBQ tongs kept in the pantry.
- Guests are welcome to explore the garden and are asked to do so respectfully.
- A garden gate leads to the lower garden and parking area via a sloping gravel path. The gate hook should be kept closed and secure at all times.

[Bedrooms] 1st Floor – Bedrooms

- All three bedrooms are on the first floor and are accessed by stairs only. There are no ground-floor bedrooms.
- The doorway at the half landing is 80cm wide, and the top of the stairs is 85cm wide.
- Bedroom doors are between 75cm and 80cm wide.
- Most duvets and pillows are synthetic and non-feather, although some down duvets are utilised. Please tell us at the time of booking if you need non-feather bedding.
- The en-suite room includes a super king zip-and-link bed, which can be divided into two single beds on request. Please tell us at the time of booking if you need twin beds.
- Please contact us before booking if you need bed-height or space-around-bed measurements.
- Room-specific bedroom, bathroom, shower room and WC details are provided below.

[Bathrooms] Bathrooms and Toilets

- The property has one WC on the ground floor and three bathroom, shower room or WC facilities on the first floor.
- First-floor bathroom doors are approximately 60cm to 70cm wide; the ground-floor WC door is approximately 70cm wide.
- All bathroom, shower room and WC facilities have tiled floors.
- Grab rails are not available.
- A shower stool, raised toilet seat or other equipment may be available by prior arrangement if requested at the time of booking.

[Ensuite] 1st Floor – Ensuite Room: access, layout and facilities

- The first bedroom, the en-suite room, is directly ahead at the top of the stairs, with a further step up into the bedroom. This bedroom includes a super king zip-and-link bed, which can be divided into two single beds on request. There is also a single sofa bed.
- A freestanding wardrobe, chest of drawers and upright radiator are located to the right of the door, and a wall mounted TV is opposite the bed, with a single nightstand next to the bed. There is also a free-standing fan and a luggage rack for a suitcase.
- A heated towel rail is located next to the doorway to the shower room.
- There are two ceiling lights controlled by switches by the door, and additional spot lighting above the larger sink. Wall lights above the bed are controlled by switches next to the bed, and lighting for the en-suite facilities is controlled by pull cord in the WC and shower room.
- The floor in the bedroom area is wood. The en-suite facilities include a tiled walk-in shower room with a bi-fold glass door and a separate toilet with a

small washbasin and closing door. An additional washbasin is located in the main bedroom area, and the boiler is enclosed in a cupboard in this room.

[King Room] 1st Floor – King Room and private bathroom: access, layout and facilities

- The King Room is accessed by turning right at the top of the stairs, and along the carpeted corridor. There is a step up to a small platform before the bedroom which provides access to the private bathroom, and then a step down into the bedroom.
- The bedroom floor is wood, with a large floor rug under the bed.
- The bedroom has a king size bed, a chest of drawers, wall hooks with clothes hangers, two easy chairs, a free-standing fan and a luggage rack for a suitcase. There are two glass bedside tables, one on each side of the bed.
- There is a ceiling light, controlled by switches by the door, and two wall lights over the bed, controlled by switches either side of the bed. Remaining switches are at floor level.
- The private bathroom is tiled, with underfloor heating. There is a walk-in shower to the left, a roll-top bath directly in front, a heritage-style toilet with push-up flush in the left corner and a free-standing sink with shelving for toiletries on the right. There is also a small stool next to the bath.
- There are hooks on the door for clothing and a radiator with a towel rail beside the sink and a heated towel rail on the left in front of the shower.
- The lights are controlled from switches outside the door to the right.

[Peacock Room] 1st Floor – Peacock Room, private bathroom and WC: access, layout and facilities

- The Peacock Room is accessed by turning left and walking along the carpeted corridor, through a door and up a step into a tiled vestibule area.
- There is a step up into the WC on the left from the vestibule area, and a step down into the bathroom, located on the right.
- The bedroom is on the right.
- The vestibule area, WC and bathroom are tiled. The bedroom has a wooden floor with a large wool rug.
- In the bedroom there is a large super king bed on the right, a dressing table and stool, a free-standing wardrobe, a small sofa, two club armchairs with a side table, a free-standing fan and a luggage rack for a suitcase. A second side table is located on the right side of the bed.
- There is an overhead light over the bed, and wall lights by the club chair with switches located by the door. Additionally, there are two reading lights either side of the bed, controlled by switches from the lights themselves.
- The WC has a switch pull cord, and there is a small handbasin directly outside the WC in the vestibule area.
- The bathroom has a walk-in shower on the right, a free-standing console washbasin and a roll-top bath. There is a heated towel rail on the left, beside the washbasin.

- Light switches for the landing lights for the vestibule area and for the bathroom are located outside the bathroom door.

[Dogs] Assistance Dogs

Registered assistance dogs are welcome. Please let us know at the time of booking so that we can provide any practical information about outdoor areas, nearby walks and local facilities.

[Sensory] Hearing, Visual and Sensory Information

- Television subtitles are available where supported by the programme or service.
- Smoke and carbon monoxide alarms are fitted in accordance with safety requirements.
- Walls, doors and floors have moderate colour contrast.
- The property is located in the centre of an historic market town; please ask if you would like details about nearby roads, livestock, church bells, restaurants or other possible noise sources.
- We can provide additional arrival instructions or photographs on request where possible.

[Emergency] Emergency Information

- Emergency information is provided in the property guide.
- Smoke alarms and carbon monoxide alarms are installed.
- Guests should make themselves familiar with exits on arrival.
- If you may need assistance leaving the property in an emergency, please tell us before arrival so that we can discuss what support may be possible and so you can decide whether the property is suitable for your needs.

[Review] Further Information and Review

This accessibility statement was last reviewed on 1 August 2026. We aim to keep this information accurate and up to date. If you notice anything that should be corrected or would like further information, please contact us.