



Accessibility Statement for Plas Tirion

Accessibility information for guests

[Intro] Introduction

We want every guest to feel informed and confident before booking and during their stay at Plas Tirion. This accessibility statement gives 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: Plas Tirion is a three-storey historic property with one ground-floor suite and communal areas on the ground floor. The Chapel and Vintage Suites are on the first floor, and the Attic Suite is on the second floor. Access includes a step into the property, a step down into the hallway, steps to the garden and terrace, and stair access to the upper-floor suites. The property may not be suitable for guests who require step-free access throughout, but we are happy to discuss individual requirements before booking.

How to use this statement: Start with [Summary], [Contact], [Book], [Travel], [Arrival], [Entrance] and [Layout] for the main access decisions, then use the bracket labels to move directly to specific areas such as [Parking], [Bedroom], [Bathroom], [Kitchen], [Garden], [Sensory] and [Emergency].

[Summary] Summary

- Plas Tirion is a three-storey historic, Grade II listed property in the centre of Ruthin, which includes a ground floor suite with bedroom, bathroom and kitchen facilities as well as further suites on the first and second floor. Communal areas are located on the ground floor.
- The property includes several steps and changes of level, with LVT, tile, carpet, parquet and wood flooring.
- There is a ground-floor WC for communal use, in addition to the bathroom and bedroom facilities in the ground floor suite.
- There is no on-site parking. There is restricted on-street parking, and visitor permits are supplied for Dog Lane car park, approximately a two minutes' walk away.
- The main entrance involves a gate, a door mat, a 6.5cm step up to the front door and a 4cm 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, grab rails, specific bed or seating heights, or assistance in an emergency. If any access detail 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 minutes' 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 Well Street, directly opposite Y Tabernacl chapel.
- Access is through a metal gate leading directly from the street with a step to the front door and a step down into the hallway which has a wood parquet floor.

- 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.
- Guests can unload at the front of the property before parking if easier. On-street parking is restricted to 30 minutes between 8am and 6pm daily.

[Parking] Parking

- There is no on-site parking.
- Visitor permits are supplied for Dog Lane long-stay car park, approximately two minutes' walk away.
- If 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 97cm wide, and the main entrance door is approximately 98cm wide.
- There is a 6.5cm step up to the front door and a 4cm step down 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 three floors.
- Floor surfaces include LVT, tile, wood plank, parquet and carpet.
- Internal door widths range from approximately 65cm to 80cm width.
- Lighting is provided by ceiling lights, wall lights, lamps and task lighting.
- Mains-wired Smoke and Carbon-monoxide detectors and fire alarm points are situated within each suite and the communal areas, as part of a commercial fire alarm system in the property.

[Layout] Ground Floor – Hallway

- The front door opens on to the communal hallway, which at its narrowest point measures 111cm wide. The wood parquet hallway provides an area for boots and shoes, with an understairs cupboard.
- Straight in front of the hallway is a doorway of standard height, and 77cm wide.
- To the right before the internal doorway is a flight of stairs providing access to the Chapel Suite, Vintage Suite and Attic Suite.
- Through the internal doorway, the Garden Suite is on the right and the communal areas are on the left. Straight ahead is the locked housekeeping storeroom; behind the internal door is a store cupboard with hoovers, mops, an ironing board, iron and drying racks.

- The hallway is lit by overhead lighting, with switches on the right by the front door, and opposite the stairs and on the right by the door to the communal areas.
- The fire alarm system is in a cupboard on the left by the front door.

[Layout] Ground Floor – Garden Suite

- The door into the Garden Suite is 81cm wide and opens on to a small internal hallway.
- Through a door on the right of the internal hallway is the bedroom, door width 75cm. To the left of the door is a bathroom with a sliding stable door.
- To the right off the internal hallway is a door, part wood and part glass, leading to the kitchen/living dining area.
- Garden Suite flooring is LVT in the bedroom and internal hallway, with tiles in the bathroom, kitchen and living area.

[Bedroom] Ground Floor – Garden Suite

- The bedroom has a super-king zip-and-link bed which can be split into two single beds on request. Please tell us at the time of booking if you need twin beds. The height of the bed is 70cm.
- Two freestanding bedside tables, height 67cm, with table lamps are on either side of the bed, and there is a large floor rug under the bed extending either side.
- There is a built-in shelving unit on the far side of the room next to a bay window. At the bottom of this unit, there is a small cupboard housing the electric fuse box for the Garden Suite and ground-floor communal living and dining area.
- There is also a chest, 48cm high, in the centre of the bay windows which can be used as a luggage rack.
- The windows are sash windows and have pulley-action privacy blinds. A full-length set of blackout curtains also frames the bay window area.
- In the far corner on the right is a small armchair, seat height 47cm, and a mirrored console table, height 82cm, opposite the end of the bed.
- To the far left of the room is a curtained storage hanging area, with a luggage rack and two folding chairs. There is also a tall mirrored chest of drawers, height 125cm.
- A radiator is situated on the far left of the room.
- There is a large rug covering much of the floor.
- There is an overhead light above the bed, and wall lights above the armchair.
- The light switch is by the door to the bedroom, and a separate switch for the wall lights is on the wall by the armchair.
- Most duvets and pillows are synthetic and non-feather, although some down duvets are used. Please tell us at the time of booking if you need non-feather bedding.

[Bathroom] Ground Floor – Garden Suite - Bathroom

- The doorway into the bathroom is a sliding door, and the lights for the bathroom are on the wall to the right of the door. There is also a ground-level switch for the electric towel rail heater.
- To the left of the door is a walk-in shower with a glass door and full-height space.
- To the left of the room is a freestanding vanity with cupboards and a sink, height 78cm. There is a towel rail to the left of the sink.
- There is a large mirror above the sink with two wall lights either side.
- The WC is a heritage-style toilet and is 48cm high.
- There is a tiled shelf stretching the length of the back wall.
- There is a heated towel rail to the right of the room and a wall-mounted towel storage area also to the right.
- The room has a tiled floor and part-tiled walls with tongue-and-groove panelling.
- There are ceiling spotlights, and an extractor fan comes on automatically when the lights are switched on.

[Kitchen] Ground Floor – Garden Suite – Kitchen Area

- From the hallway there is a glass door (80cm wide) into the open plan kitchen/living/dining area.
- The kitchen is on the right in a U-shape. Units are at standard height, with wall-mounted units on the right and a wall-mounted boiler cupboard on the left.
- The kitchen contains a fridge-freezer, electric oven and gas hob, microwave, dishwasher, kettle, toaster, Nespresso machine and milk frother.
- The kitchen is light with ceiling recessed spotlights.
- Controls, cupboards and sockets may be at varying heights. Please contact us if you need specific measurements.

[Living] Ground Floor – Garden Suite – Living Area

- On the left of the door is a three-seater futon sofa, which can be made into a double-bed on request. Please tell us at the time of booking if you need the futon made into a bed.
- In front of the sofa is a low wooden coffee table approx. 40 cm high.
- To the left of the sofa are two small occasional tables and a table lamp. There is also a fold-out console table with bench seat underneath and above it a wall-mounted TV.
- Across from the sofa are French doors which open out onto the garden and have two steps down to the patio area. The French door width is 80cm, and the double-width opening is 160cm with a 10cm lip over the threshold.
- Next to the French door is a small pouffe.
- There are full-length blackout curtains across the French windows and a roller blind over the window in the kitchen sink area.
- There is a central ceiling light in the living area and switches for both the kitchen and living area are on the left by the door.

[Living] Ground Floor – Communal Area – Living and Dining

- Access to the communal areas is via a door on the left of the hall, width 74cm.
- Inside on the left is the seating area, with a four-seater sofa, a high-backed antique settle, two Parker Knoll armchairs and a large leather armchair arranged around a wooden coffee table and large inglenook fireplace with an electric 'log burner' heater.
- There are two soft pouffes in the bay window and a rug under the coffee table.
- The bay window has floor-length curtains and pulley-action privacy blinds.
- To the right of the room is a large wooden dining table, height 78cm, with seating for 10–12, seat height 52cm, including 6 dining chairs and a large bench seat. Extra leaves for the table are kept in the store cupboard in the hallway.
- There is a freestanding sideboard and a freestanding glasses cabinet.
- To the right is a French door, single-width opening 82cm and double-width opening 166cm, with a 14cm lip over the threshold and a 12cm step down to the communal patio and garden areas.
- Flooring in this area is LVT throughout.
- Lighting is a mixture of ceiling lighting, wall lights and lamps. The main switches are to the right of the door, with an additional switch by the kitchen door and an outside-lighting switch to the right of the French door.

[Kitchen] Ground Floor – Communal Area – Kitchen

- To the right of the communal dining area is a door, width 72cm, leading to a long galley kitchen.
- Cupboards and work surfaces are at standard height, with undercounter storage.
- There is a recessed coffee area with a slight 3cm step up, an undercounter fridge, Nespresso machine, kettle, milk frother, shelving for tea, coffee and sugar receptacles, and overhead storage for mugs.
- In the main kitchen area, there is a freestanding fridge-freezer, large electric double range oven and halogen hob, extractor, air fryer, undercounter dishwasher, washing machine and microwave.
- Additional items include mixed waste and recycling bins.
- Sockets throughout are either at usual height for kitchen surfaces.

[Bathroom] Ground Floor – Communal Area – WC

- At the end of the communal kitchen there is a further door leading into a small vestibule area. There is an uneven threshold to the vestibule area.
- To the left there is a toilet and sink with a small radiator. Door (approx. 70cm wide).
- In front is a private utility/store area which is kept locked.
- To the left is the back door, leading out to the patio area.
- Light switches are on the left of the door leading out from the kitchen to the vestibule.

[Garden] Ground Floor – Grounds and Garden

- Access to the patio and garden is available through the back door off the kitchen, the French door off the communal dining area, or the French door from the Garden Suite. Each route includes a step down of differing height.
- The patio surface is concrete flags and can be uneven and there is a paved slope leading up to the grass.
- There are also two steps up to a gravelled seating area on the right and at the end of the lawn area, three steps up to a terrace which has a resin bound gravel surface.
- There are a mix of wooden seating and tables and bistro tables and chairs for visitors to use, and outdoor cushions.
- A Weber kettle barbecue is located on the patio, with a starter pack of charcoal and barbecue tongs kept in the kitchen.
- The garden is private and for exclusive guest use.
- A garden gate leads to a side passage with access to the street, where the rubbish bins, recycling Trolibloc boxes, recycling bags and food waste caddies are stored. There is a slight 2cm lip into a covered passageway. The neighbouring property has access along this passageway, so guests are advised not to leave belongings there, such as buggies or bicycles. The width of the passageway is 102cm, and it has a resin-bound gravel path.

[Layout] 1st Floor – Chapel Suite and Vintage Suite

- Chapel Suite and Vintage Suite are both on the first floor and are accessed by a staircase with 13 steps, width 80cm.
- There is a landing and Chapel Suite is on the right and Vintage Suite on the left.
- Both Chapel Suite and Vintage Suite are 'studio' style open-plan suites.
- Light switches for the hall and landing areas are located at the bottom left and top left and right of the staircase.
- Both doorways into Chapel Suite and Vintage Suite are 72cm wide.
- The staircase is a closed, polished wood staircase, and the flooring on the landing and in the Chapel and Vintage Suites is LVT.

[Living] 1st Floor – Chapel Suite – Living and Dining

- Inside the Chapel Suite is a small 'snuggler' sofa on the left, with an ottoman footrest.
- In addition, there is an armchair in front of a fireplace, with TV above. (The fireplace is decorative only.)
- There are two occasional tables, one next to the armchair and the other next to the sofa, together with a small, recessed bookcase on the right of the sofa.
- The electric fuse box for the Chapel Suite is in a small cupboard below the bookcase.
- There is a rug in front of the fireplace and an overhead wall light over the sofa. Separate wall lights flank the TV.
- To the left is a bay window with a small wooden dining table (72cm high) with two metal dining chairs (seat height 45cm).

- There are privacy roller blinds in the bay window with an overhead light above the dining table.
- There is also a mirror on the wall and wall hooks on the wall by the bay window as you immediately enter the suite.
- A large curtain flanks either side of the room, which can be drawn across the bed and shower room area to provide privacy.
- The bedroom area is divided by an old church pew, which provides storage for glasses, leaflets, dog bowls.
- The light switches are on the left on entering the suite, with additional switches behind the curtain area next to the shower room.
- Switches are at standard height.

[Kitchen] 1st Floor – Chapel Suite – Kitchen

- There is a small kitchenette facility comprising sink, undercounter fridge, undercounter storage and above counter microwave and additional storage.
- A plug induction hob, kettle, toaster and Nespresso machine are also provided, together with crockery and cutlery and cooking implements.
- Tea, coffee, sugar and mugs are on a separate hanging shelf to the left of the kitchenette, and a bin is next to the undercounter fridge.
- The kitchenette area is lit by ceiling recessed lights.

[Bedroom] 1st Floor – Chapel Suite – Bed Area

- There is a double bed in the left side of the suite, facing the window overlooking the garden.
- The bed butts up to a wooden shelving area and there is a hanging area with coat hangers for clothes, and a luggage rack and free-standing fan.
- The window overlooking the garden has a pulley-action privacy blind and roman blind.
- The windows are casement windows.
- There is a long runner rug next to the bed.
- There are hanging lights over the bed, and switches in easy reach of the bed.
- 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.

[Bathroom] 1st Floor – Chapel Suite – Shower Room and WC

- To the right of the bed is a large self-contained glass shower cubicle and shower area. This is accessed via sliding glass door and has a 14cm step up into the shower room.
- Flooring in the shower room is tiled.
- On the left of the shower room is a wall-mounted sink, 85cm high, and to the right is a large walk-in shower.

- An electric heated towel rail is directly ahead with additional hooks next to the entrance to the shower. (The electric towel rail is switched on by the wall behind the curtain near the bookcase.)
- On the far right of the room is a door into a separate WC. The door is 72cm wide. Toilet height is 40cm.
- There is a pull light switch in the toilet which also turns on the extractor fan.

[Living] 1st Floor – Vintage Suite – Living and Dining

- Inside the Vintage Suite is a two-person futon sofa on the left in front of a fireplace, with TV above. (The fireplace is decorative only.) Please tell us at the time of booking if you need the futon made into a bed.
- There are two occasional nest tables, next to the bed.
- The living area is lit by spotlights and the electric fuse box for the Vintage Suite is in a small cupboard below the kitchen peninsular counter-top.
- There is a rug underneath the futon.
- There are pulley-action privacy blinds in the bay window.
- There is also a mirror on the wall and wall hooks on the wall by the bay window as you immediately enter the suite.
- The light switches are on the left on entering the suite, with additional switches beside the bed and outside the WC and next to the kitchen. Switches are at standard height

[Kitchen] 1st Floor – Vintage Suite – Kitchen

- There is a fully equipped U-shaped kitchen on the far left of the open plan suite comprising sink, undercounter fridge, oven and induction hob, microwave, kettle, toaster, Nespresso machine and milk frother, together with crockery and cutlery and cooking implements.
- The kitchen has a peninsular counter-top with two bar stools for dining/working and plug points inset. There are two hanging lights above the peninsular
- Tea, coffee, sugar and mugs are provided and there are hanging rails for utensils. There is undercounter storage and a hanging wall-units. The boiler is housed in a hanging wall unit.
- The kitchen area is lit by ceiling recessed lights.

[Bedroom] 1st Floor – Vintage Suite – Bed Area

- There is a double bed in the right side of the suite, near the bay window.
- There are two overhead hanging lights.
- There is a clothes rail with shelves, and a separate luggage rack and free-standing fan.
- The bay window overlooking the street has a privacy blind and curtains.
- 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.

[Bathroom] 1st Floor – Vintage Suite – Shower Room and WC

- To the left of the kitchen area is a glazed-tile walk-in shower with a wooden door and shower curtain. The doorway width is 66cm and the shower is 70cm wide. There is a tiled shelf to the left at 94cm height.
- Lighting and extractor-fan switches are located outside the room to the right of the door.
- Also outside the door to the shower room is a heritage-style electric heated towel rail.
- There is a separate toilet and sink room, with doorway width 82cm. This has a freestanding sink on a wooden plinth on the left at 94cm height.
- There is a heritage-style toilet on the right. Width of the WC is 92cm at its narrowest point.
- There is a heated towel rail to the right of the sink.
- Above the sink there is a mirror with wall lights either side.

[Layout] 2nd Floor – Attic Suite

- Attic Suite is accessed by the first staircase, which has 13 steps and is 80cm wide, to the first-floor landing. The door to the Attic Suite is the second door on the right and is 77cm wide. The first staircase is wooden, and the first-floor landing is LVT.
- From the Attic Suite entrance, a further carpeted staircase leads to the second floor, with 5 steps up to two double-length turning steps, then a further 6 steps to the second-floor carpeted landing.
- Light switches for the hall and landing areas are located at the bottom left and top left and right of the bottom staircase and then at the bottom left on opening the door to the Attic suite, and then on the top left of the second staircase.
- At the top of the stairs is a small seating area with one armchair, seat height 40cm.

[Living] 2nd Floor – Attic Suite – Living and Dining

- The open-plan living/dining and kitchen area is through the door on the right side of the landing (door width 72cm). The ceiling slopes either side, as this room is in the eaves.
- Inside to the rear on the left is a two-person sofa (seat height approx. 45cm) with a small glass cube table, and a round coffee table in front.
- Flooring is painted wooden floorboards and there is a large floor rug in the centre.
- There is a separate reclining armchair to the right against the back wall, and a further small occasional table with glass ware.
- There is a centre ceiling light and wall lights on the back wall, with directional spots over the kitchen area, and a free-standing floor fan.
- The TV is wall mounted, opposite the sofa and armchair.

- There is a breakfast bar with two high stools on the right by the window, overlooking the garden.
- The electric fuse box for the Attic Suite is in a small cupboard behind the sofa
- There is a roller blind for the window by the breakfast bar and sliding wooden shutters for the window on the opposite side of the room.
- There is also a mirror on the wall and wall hooks on the wall by the bay window as you immediately enter the suite.
- The light switches are on the right on entering the living/dining area. Switches are at standard height

[Kitchen] 2nd Floor – Attic Suite – Kitchen

- There is a compact kitchen which is split either side of the door into this open-plan area. On the left there is an induction hob and oven, undercounter fridge, microwave and undercounter storage.
- On the right is the sink, toaster and undercounter storage, with the kettle and Nespresso machine are situated on the breakfast bar.
- The kitchen area is lit by ceiling spotlights.

[Bedroom] 2nd Floor – Attic Suite – Bedroom

- The bedroom is through a door on the left of the landing. This has a king-size bed in the centre of the room with bedside tables either side of the bed.
- The ceiling slopes either side as this room is in the eaves.
- There is a small chair (seat height 40cm) in the right corner at the rear, together with a luggage rack and rails for hanging clothes in the alcoves either side of the bed and the eave underneath the window on the right.
- There is a window either side – the one on the left looking over to the garden, with a roller blind and the one on the right with sliding wooden shutters.
- To the right of the door on entry is a large vanity unit with shelves and a surface mounted sink, with a towel rail on the side by the door.
- To the left of the door on entry is a mirror, and round the corner is door to a small cubicle WC.
- There is a central ceiling light, spotlight over the sink and wall lights above the bed, the latter with switches either side of the bed.
- 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.

[Bathroom] 2nd Floor – Attic Suite – Shower Room and WC

- Directly in front of the landing at the top of the stairs is the shower room. This has a stable sliding door which slides to the left. The door width is 60cm.
- Inside there is an electric towel rail to the right and a walk-in shower with glass partition to the left. This is in the eaves, and there is restricted headroom on entering the shower: 175cm at the tallest point, with maximum height in the shower of 200cm.

- Width of the drying area is 97cm.
- The light switch and extractor-fan switch are located outside the room to the right of the door.
- The WC cubicle and large vanity-unit sink for the Attic Suite are in the bedroom rather than in the shower room.

[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 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.