



Accessibility Statement for Ymestfan

Accessibility information for guests

[Intro] Introduction

We want every guest to feel informed and confident before booking our space at Ymestfan. This accessibility statement gives information about the property, access routes, facilities and services so that guests can decide whether the space 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.

[Summary] Summary

- Ymestfan is a flexible 22m² studio, available to hire by the session, created by converting a dilapidated garage into a flexible studio for multi-use.
- Whether you are running a workshop, leading a wellness or fitness session, hosting a sound bath or looking for somewhere different to hold a meeting – the space adapts to what you need. Please confirm your intended use on booking, to ensure you have the space configured appropriately.
- The property is accessed from a sloped gravel parking area (parking available to Ardwyn Bach guests only).
- There is a 5cm stone paved step leading into the space, with double doors opening inwards. (110cm wide if both doors opened, 55cm wide if one door is opened).
- There are doormats both outside and inside the doors, and the studio flooring is a gym-standard heavy duty PVC flooring.
- Immediately on the left is a freestanding bookcase for storage, with hooks for personal items on the back of the doors and on the wall near the sink. Additional storage is made available for shoes.
- A sink unit (91cm high, 42cm deep) is on the right of the door with water, tea and coffee facilities and additional storage space.
- There are wall-mounted mat racks on the right and a large, mirrored wall on the left.
- The electric fuse-box is in a cupboard on the wall on the left, and a wall-mounted air-conditioning and heat pump unit is above the freestanding bookcase.
- At present, there is no on-site WC, though an external composting toilet will be installed next to the drive in the coming year. Until such time, the owner is willing for guests to use her downstairs WC in her home – with access up through the garden, via a gravel sloping path and through a gateway across the lawn and with one step into the house .
- There is no on-site parking. Drop-off parking can be facilitated, and there is parking in the nearby Dog Lane car park approx. 0.1m away, a 5-minute walk.

[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 or assistance in an emergency. If any access detail may affect your use of the space, 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 road on Record Street, up a sloping gravel drive.
- A key safe is located on the stone wall to the left of the property doors; the code will be confirmed shortly before arrival.

- The key safe is approximately 1.2 metres high.
- Guests can unload at the front of the property before parking if easier.

[Parking] Parking

- There is no on-site parking.
- Parking by the hour or day can be obtained at 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.

[Dogs] Assistance Dogs

Registered assistance dogs are welcome, however otherwise Ymestfan is a dog-free environment. 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

- 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.
- 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.