

ACCESS STATEMENT



Julie and Steve welcome you to Bronwyn

BALLAFAYLE, MAUGHOLD, IM7 1EB

Bronwyn can be found 10 minutes south of Ramsey, just off the A15 Maughold main road at the 'What 3 Words' locator *famed.spoof.credentials*.

Bronwyn benefits from 'Rome's Crossing' request Manx Electric Railway tram stop, which is situated approximately 150m away. There is also a regular bus services to Ramsey, plus a request Bus Vannin that serves the villages in the north of the Island. Both are accessible at the top of the lane on the A15.

Bronwyn has a large front driveway that slopes steeply from lane down to the property, and care must be taken with vehicles and on foot. The bungalow has 4 shallow steps down off the driveway to the front porch, which are non-slip and have contrasting edging strips to aid visibility. Once inside Bronwyn, the entire living and sleeping area is one level consisting of a tiled floor throughout with a small step to access the outside balcony from the dining area. The new guest 4-piece bathroom has a large walk-in shower, with a very small lip on the shower tray base to access.

The front garden seating area is just off the main driveway and is step free, and the rear garden can be accessed either via the front of the property and down the side garden, which has 3 shallow wooden 'sleeper' steps; or via the back door from the kitchen, consisting of 15 steps once outside.

Menus can be provided in large print as needed, and special dietary requirements can be catered for with sufficient notice. We do not accept pets, however if you wish to bring your assistance dog, please contact us to discuss your requirements.

Please contact us to discuss any requests or requirements that we may be able to assist with and we will endeavour to accommodate.