

## **Access statement for Garey Beg, Upper Ballastroan, Colby**

Garey Beg is a 4 bedroom, two storey detached house located in Upper Ballastroan in Colby

Parking is available on the drive way for up to 5 cars or on the road in front of the property.

The property is accessed two steps up either to the front door or the back door.

The back door is fitted with a smart lock and guests will be provided with a unique access code that will work for the duration of their stay.

There is a single staircase consisting of 14 stairs to the 1<sup>st</sup> floor where the 4 bedrooms are situated.

Bedroom accommodation comprises:

1 double room with en suite bathroom. The en suite bathroom contains a bath with shower over.

1 double room, 2 twin rooms. (1 of the twin rooms contains single beds that can be joined to create a double bed)

Living accommodation comprises:

A large lounge with seating for 8 guests. A separate dining room with seating for 8. A conservatory with seating for 8. A bar billiards room. A kitchen with breakfast bar (with stools for 5) and utility room with combination washer and tumble dryer.

Patio and exterior:

In front of the property is a large patio with seating and tables for up to 8 guests. The property enjoys a large garden and around the garden are numerous benches

Due to the stairs and bathroom facilities those with restricted mobility may experience difficulties in this property.

Dogs and smoking are not permitted.