

**Brwynant Cottage**  
Manorowen  
Fishguard  
SA65 9QA  
**Tel:** 01348 891416



## **Brief Description:**

Situated on the edge of the Pembrokeshire Country Park, the cottage is located just off the St David's road from Fishguard, south of Manor Owen. Built about 300 years ago, now simply modernised and furnished, Brwynant has been our family holiday cottage since 1970. Not grand, almost Shabby Chic, it is comfortable has fully functioning amenities, space and a safe garden for children.

**Please note:** Some doorways in the Cottage were clearly designed for short people, so do mind your head!

- 3 Bedrooms (1 Double Bed, 1 Double and 1 Single, 2 Single Beds and 1 Bunk Bed)
- 1 Living Room, separate Kitchen
- Bathroom - Shower & Toilet
- 2nd Toilet
- Additional Bedroom (2 single beds) and Playroom in Annex

Total Occupancy: 6 plus 2 in the annex

**Important:** The cottage is not on the mains sewers, it is served through a 'soakaway' system similar to a septic tank which is located at the far end of the garden under the Nettles! Please only dispose of sanitary items, pads wipes, cotton wool etc in the bins provided, transfer to main bins on leaving, and **do not** flush down the toilets.

# Housekeeping.

## Items Not Provided:

- Linen - Duvets and Pillows are provided on all beds, however, pillowcases, duvet covers and sheets are not provided. *Please Note: Some beds may already have protective bedding on them, leave on and place your bedding over the top.*
- No towels - Please bring.
- No Cleaner
- No Dishwasher or Washing Machine but a very good Laundrette available in Fishguard.
- No Ensuite.

For emergencies **only**, spare bedding and a variety of older towels are kept in the big cupboard in the downstairs bedroom or in boxes under the single bed upstairs.

## Keys:

Keys to the cottage are stored in a key safe, you will be provided the code and location two weeks prior to your holiday, providing full payment has been received.

## On Arrival,

### Electrics.

Switch on the mains electrics, **using only the 2 switches on the left** of the mains circuit board (Labelled Main Switch, All Circuits), above the front door in the hallway.

### Water.

Turn on the mains water, stop cock is located on the floor by the kitchen sink  
Check the water heater is switched on, it is situated beside the mains water tap below the sink, and is set at a temperature for general use. The heater has a small reservoir of water which is heated, refilling and reheating as it is used. A simple system controlled through the mains electricity.

**Allow cold water in the cottage to run for a while before using. If the cottage has not been used for sometime the water may be stale and needs flushing through to allow fresher water in.**

## Additional Information.

### **Bins.**

It's complicated, information on the recycling/waste collections can be found on the cupboard above the kitchen sink.

### **Coal Fire.**

There is an open fire in the living room of the main cottage. Feel free to use any wood/coal/fuels in the Shed (please replace any fuels used before leaving). Additional coal/wood/kindling can be purchased from most local garages. The fire can be difficult to light, particularly when the weather is damp and the cottage has not been used for sometime.

**Warning:** If you are not familiar with Coal Fires:

- **Never** overfill the grate with Coal and/or Wood.
- Be sure to keep the fireguard in front of the lit fire when children or animals are present and leave in place overnight for safety.

### **Garden.**

The grass is regularly cut by a gardener.

Please recognise that the nettles at the bottom of the garden are a deterrent to stop children jumping up and down on the septic tank.

## Heating.

Storage heaters are available in rooms within the main Cottage. **Do not turn off storage heaters on the main circuit board**; use the switches on the wall by each unit and control the temperature using the controls on the individual unit. Make sure when leaving to return the controls to the Input: 2 Output: 1 setting. **Do not place anything on the storage heaters**, this could create a potential fire hazard.

## Instruction Manuals.

Instruction manuals for any appliances (if we still have them), are stored in the top left drawer of the cupboard in the main living room.

## Keys.

All keys are hung on hooks above the fireplace as well as a copy of each key in the bread cupboard in the downstairs bedroom. Please ensure all keys are returned before leaving. If any keys are lost during your stay make sure to have a replacement made, this can be done at Nicholls in Fishguard.

## Mobile Signal/Internet Connection.

There is no wired broadband/WiFi connection available in the Cottage however you are welcome to bring your own 3G/4G Router/MiFi device.

3G + 4G mobile signal is available in the area, coverage may however be limited with some providers. For more information on the available coverage in the area, contact your mobile service provider.

If required free WiFi may be available in some cafe's and Fishguard Library.

## Parking.

Off-road parking by the side of the property, shown in the above image.

**Do not park** to the rear of the cottage, the area is very boggy.

**Do not park** across the garage, shown in the bottom right of the above image, this is used by a local resident and needs 24/7 access.

## Pests.

Rats, Mice, Wasps, Ants & Bees.

If any of the above are present and a major nuisance, contact the council on 01437 764551, payment will be required at the time of service, make sure to send your receipt to one of the owners for reimbursement.

Please note: this process is only to be followed if the pests are a real nuisance.

Mice are sometimes found in the cottage. If at all it will only be during the winter months when the cottage has been empty for a period of time, they vacate as soon as the cottage is opened up again. Please advise the owners if there is evidence of mouse damage.

## Bats.

At certain times of the year bats have been known to fly into the cottage through the open doors. Please be aware of this and (if necessary) close doors at dusk. Remember, bats are a protected species.

## Smoking.

Smoking is not permitted in any part of the Cottage.

## When Leaving,

Please leave the cottage as you would like to find it, remember, we **do not** employ a cleaner.

### CHECKS

- Clean out the fireplace, if you have used it
- Make sure the fridge, cooker and microwave are empty, wiped down and doors left open.
- Make sure all storage heaters are turned on and set to Input: 2 and Output: 1

### MAKE SURE:

- All windows are shut, locked and, where appropriate, latches closed
- All external doors are locked and, where provided, bolted.

If the above steps are not completed the property insurance becomes invalidated.

**Switch off electricity, the two switches to the left of the mains circuit board, above the front door.**

**Switch off water.**

Lock the front door and return the key to the key safe (*if used*).

### Emergency Telephone Numbers:

Builder	Anthony Griffiths 01348 872448
Gardener	Mr Duggan 01348 891630
Electrician	Paul Mason 01348 872229
Plumber	John Banner 07977 747131

### Owners:

Judy Minns 11 Meadow Avenue, Congleton CW12 4BX <b>Tel:</b> 01260 278015	Helen Thomas 30 Glan Aber Park, Chester CH4 8LF <b>Tel:</b> 01244 683337
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We hope you enjoy your stay at Brwynant, remembering that it is a modest family holiday property which we would hope all who visit will respect. Thank you.