

# About Ty Bach



Ty Bach is our self catering holiday let offering accommodation for four in two bedrooms. It is situated next to our main house, Tegfan House, in the quiet village of Llawhaden, 3 miles from Narberth.

Features include:

- Open plan living room/kitchen diner
- Tv with freeview and dvd player (essential for the non welsh speakers!)
- Family bathroom with shower and bath
- One double bedroom and one twin room with bunk beds
- Double glazing
- Night storage heaters and wood burning stove (plenty of logs supplied)
- Fully equipped kitchen with hob, oven, microwave, fridge (washing machine available in main house if needed)
- Plenty of off street parking
- Flexible booking—come for a short break or a full holiday

We provide bed linen and towels; baby's high chair available if required. Tea, coffee and fresh milk will be in the kitchen for your arrival.

Ty Bach does not have its own garden, but guests are welcome to use our main garden.



Perry Crickmere and Claudia Myatt,  
Tegfan House, Llawhaden, Narberth, Pembrokeshire, SA67 8HR  
Tel. 01437 541201 email: [enquiry@tegfanhouse.co.uk](mailto:enquiry@tegfanhouse.co.uk) [www.tegfanhouse.co.uk](http://www.tegfanhouse.co.uk)

# About Llawhaden



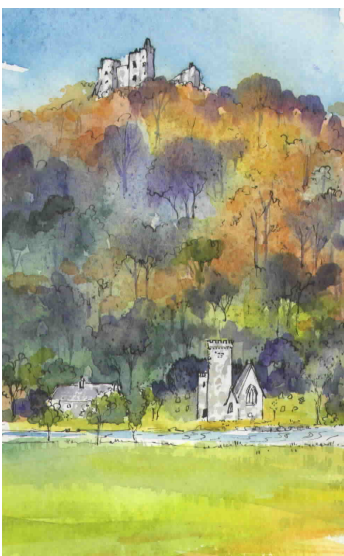
Llawhaden Bridge



Llawhaden Castle



Tegfan House



Llawhaden Castle and church

Llawhaden is a quiet village 3 miles north of Narberth with easy access to the A40. The village lies just outside the boundary of the National Coast Park, close to the ancient woodlands, tidal creeks and estuaries of the Cleddau rivers.

In medieval times the village was on the pilgrimage trail to St Davids. It lies along the imaginary Landsker line, the historic border between the Welsh north of the country and the English south. The impressive Llawhaden castle was once a major fortress for the influential bishops of St Davids, and the castle ruins dominate the village.

*For walkers:* the village lies on the Landsker Borderlands trail, a 60 mile circular walk through the Pembrokeshire countryside, but if you don't want to walk that far, a network of footpaths and bridleways around the village has plenty to offer.

*For horseriders,* bridleways around the village and through the nearby Canaston Woods take you through beautiful countryside and away from traffic. There is a Western style riding stables nearby, Sycamores Ranch, which offers long or short rides.

*For fishing enthusiasts,* the Eastern Cleddau has salmon and sea trout and just outside the village is a coarse fishery run by champion fisherman Ian Heaps.

*For cyclists:* Canaston and Minwear woods (just over a mile away) offer a network of traffic free cycle trails and bridleways including the ancient Knight's Trail to the south coast.

*Within half an hour's drive by car:* Tenby and the beaches of the south coast, Pembroke Castle and Pembroke Dock, the creeks and bays of Milford Haven estuary and the Preseli Hills.

*For family entertainment,* Oakwood leisure park is 3 miles from Llawhaden. Heatherton, Folly Farm, Dinosaur Park and other family attractions are all within a half hour drive.

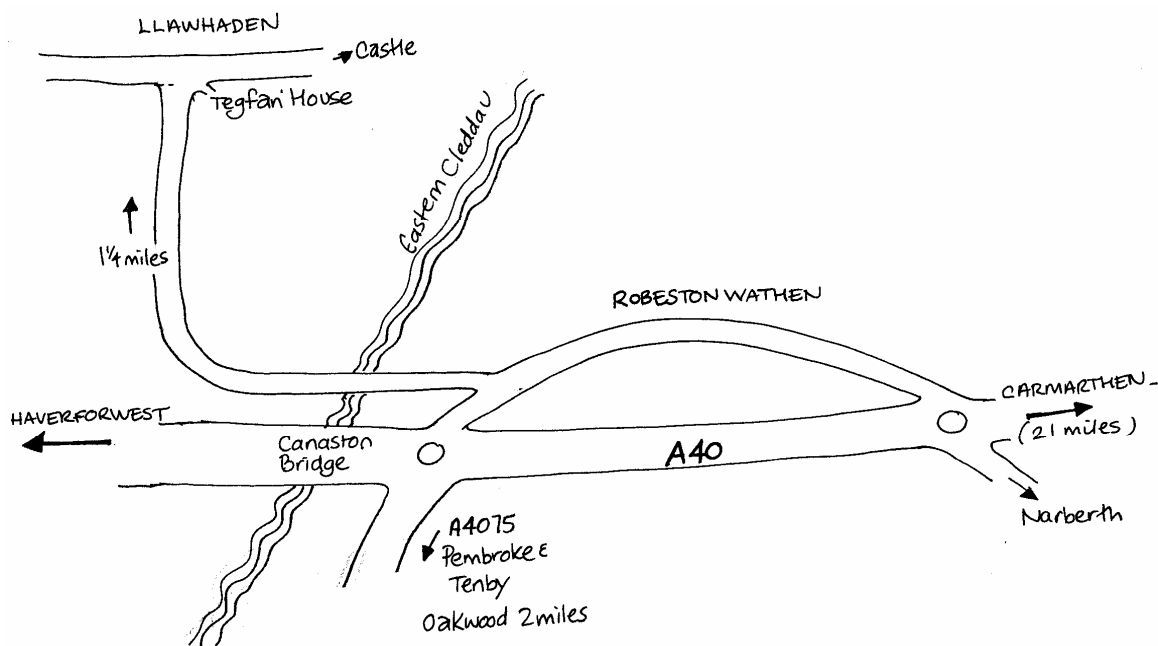
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Tel. 01437 541201 email [tegf@seareach.dircon.co.uk](mailto:tegf@seareach.dircon.co.uk)  
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### Directions to Tegfan House / Ty Bach

Maps are available at [www.streetmap.co.uk](http://www.streetmap.co.uk) using our post code. Note that the road layout has recently changed with a new by-pass for Robeston Wathen. Google maps are up to date, but your GPS map may not have the new road layout, the map below shows the most direct (and quickest) route.

A quick sketch map showing where we are from the A40 is below.



Tegfan House / Ty Bach is located in the village of Llawhaden, about 1.25 miles north of the A40 at Canaston Bridge in Pembrokeshire.

Travelling west, as you come off the M4 when it ends, keep to the A40, following signs for Carmarthen and/or Haverfordwest or the brown signs for Oakwood. When you get to Robeston Wathen, there is a new by-pass with two new roundabouts. Go past the village of Robeston Wathen on the by-pass and turn right at the second roundabout (the same roundabout for Oakwood on the A4075). Take the immediate left hand turn for Llawhaden. Go up the hill all the way to the top (about 1.25 miles). You will come to a 'T' junction where you give way. Tegfan House / Ty Bach is immediately on the right hand corner of the 'T' junction. You will see our B&B sign on the gate post.

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[www.tegfanhouse.co.uk](http://www.tegfanhouse.co.uk)

Ty Bach Booking Form

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Post code: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone Home: \_\_\_\_\_ Office: \_\_\_\_\_

Telephone Mobile: \_\_\_\_\_

Dates Required: \_\_\_\_\_

COMPOSITION OF PARTY \_\_\_\_\_ Adults \_\_\_\_\_ Children

Ages of Children: \_\_\_\_\_

*I have read and agree to abide by the Hiring Conditions.*

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Total rental charges: \_\_\_\_\_

20% Deposit: \_\_\_\_\_

Balance (due 4 weeks prior to hire): \_\_\_\_\_

Please return this form and include a cheque for the 20% deposit (or full amount if within four weeks of your start date) to the address at the top of the form. Cheques made payable to Mr & Mrs Crickmere. Please telephone first if you need to check pricing or availability.

## Ty Bach Hiring Conditions

1. The booking of Ty Bach (the holiday property) is a legally binding agreement for hiring the property for a specified period, It contains rights and obligations which are set out in these conditions called the "Hiring Conditions" and to which you agree by signing the booking form, You should only do so if you are satisfied that you understand and are prepared so be bound by them.

2. The Hiring Agreement ("the agreement") is between you "the hirer" and the property owner.

### 3. Bookings

a) The person who signs the Agreement certifies by doing so that he or she has the consent and authority to agree the terms of the Agreement on behalf of all intended occupants (including any later added). The signatory must be over eighteen years of age and bookings from young people under eighteen cannot be accepted.

b) The booking is not treated as definite until the property owner has received the booking form together with the deposit of 20% of the total cost of hiring as detailed on the booking form;

c) Please note a booking made by telephone and not confirmed within four days from receipt of the Hiring conditions and Booking form will not be treated as definite and after the expiry of the four day period the property will be available to be hired by some one else.

### 4. Payment

a) Where a deposit has been paid as above, the balance of the total cost of the holiday must be paid at least 4 weeks before the date on which the hiring is due to start or such other time as may be agreed.

b) If a booking is made within 4 weeks before the hiring is due to start the booking form must be accompanied by payment in full of all the hiring fees.

c) Once the booking has been confirmed and the agreement has come into existence the signatory is personally responsible for the total cost of hiring the property.

### 5. The Owners Obligations

a) To provide the holiday property in reasonable state of repair and condition, furnished and equipped to a fair and proper standard.

b) To take reasonable steps to address properly and rectify as quickly as possible any problems which arise with the property during the hiring.

c) The property owner cannot be held responsible for any accident, loss or damage which may be sustained by any hirer, member of the party, or visitor, or their property however caused.

d) The property owner cannot be hold responsible for any building or roadworks nor any countryside activities i.e. machinery, animals and rural activities carried out at or close to the property.

### 6. Hirers' Obligations

a) To leave the property in a clean and tidy condition. Please ensure particularly that the kitchen and all equipment and utensils and the bathroom are left clean and tidy;

b) To pay for any damage and breakages at the property and to the contents before the departure;

c) To permit the owners reasonable access to examine any matter of complaint raised during the hiring and to attend to any resulting repair or rectification or other urgent maintenance;

d) Any complaints should be made firstly to the owner/caretaker within 48 hours so that an investigation can be undertaken and any remedial action taken. It may be impossible to investigate a complaint thoroughly after you have left the property and this could affect or even extinguish your rights. It is therefore in your Interest to act promptly.

e) Not to share the property with anyone not nominated In the booking form or to sublet the property or assign the booking to anyone else;

f) Not to exceed the maximum number of persons stated on the booking form to occupy the property. Please note that the property owner has the right to terminate the Agreement immediately without refund or compensation on breach of this or the previous condition 6e).

g) Any special requirements must be made known at the time of the booking. If you have any medical problem or disability that may affect your holiday, please tell us in writing before confirming your booking. Allergies - If any member of the holiday party suffers from any allergy that may affect your holiday (e.g. pets – we have two cats in the main house, feathers – feather duvets are provided) please advise at time of booking.

7. Pets are not allowed without prior written agreement.

### 8. Cancellation

a) If cancellation is due to circumstances beyond the owner's control and the property becomes unavailable for hire all monies paid will be refunded to the hirer in full.

b) If you cancel up to 4 weeks prior to the hiring is due to start the deposit paid is not refundable. However the property owner will consider return of the deposit in exceptional circumstances (e.g. death, illness, accident).

c) If you cancel within 4 weeks prior to the hiring you are liable for the total cost of hiring. The property owner will make every reasonable effort to re-let the holiday property, and if successful will refund all amounts paid less the 20% deposit which is not refundable.

9. Please note that the property must be vacated by 12.00am of the morning of departure and due to requirements for cleaning and replacing bedlinen etc. are not available for occupation before 3.00pm on the date the holiday is due to start.