

★ Wales Tourist Board ★
SELF-CATERING ★ STAR ★ GRADING REPORT

Ref No D143664

Proprietor Mr Heason Contact Address, if different from establishment _____

Establishment Tywyn _____

Address Nantmor Address _____

Town Beddgelert Town _____

County Gwynedd County _____

Post Code LL55 4YG Post Code _____

Tel 01766 890286 Fax _____

E-mail alanan0@aol.com WWW. welshcottage.org.uk

Star Grade
******* 5 Star**

Accommodation Type	<input type="text" value="Cottage"/>	<input type="text" value="Last Visit & Result"/>	Public Liability Insurance	<input type="text" value="Yes"/>	
No. of Units	<input type="text" value="1"/> No. Sleeping	<input type="text" value="1"/>	Kettle - Auto	<input checked="" type="checkbox"/> [X]	
Multiple Units	<input type="text" value="Single"/>	Dates Open: <input type="text" value="All Year"/>	Kettle - Manual	<input type="checkbox"/> []	
Auto Washer	<input checked="" type="checkbox"/> [X]	Radio	<input checked="" type="checkbox"/> [X]	Guest Information	<input checked="" type="checkbox"/> [X]
Dish washer	<input checked="" type="checkbox"/> [X]	Telephone	<input type="checkbox"/> []	Tourist Information	<input checked="" type="checkbox"/> [X]
Extra WC	<input checked="" type="checkbox"/> [X]	Towels	<input checked="" type="checkbox"/> [X]	First Aid	<input checked="" type="checkbox"/> [X]
Freezer	<input checked="" type="checkbox"/> [X]	Tumble Drier	<input checked="" type="checkbox"/> [X]	Smoke Detector	<input checked="" type="checkbox"/> [X]
Hi Fi	<input checked="" type="checkbox"/> [X]	Wash Basins	<input checked="" type="checkbox"/> [X]	Fire Blanket	<input checked="" type="checkbox"/> [X]
Linen	<input checked="" type="checkbox"/> [X]	Video/Satellite	<input checked="" type="checkbox"/> [X]		
Microwave	<input checked="" type="checkbox"/> [X]				
Total Extras	<input type="text" value="15"/>	Cyclist: <input type="text" value="N"/> Walker: <input type="text" value="N"/>	Directions -		
			<input type="text" value="See attached directions. On the junction leading up to Nantmor."/>		

Person Seen Mr Blake Date of Visit 26/01/2004

Status Key Holder Quality Advisor Ian Murdoch

Please note that the grade is subject to confirmation in writing

Please note that WTB comments are intended to be constructive. Acting upon the comments will help raise standards but will not necessarily lead to a higher star grade (or similar)

Tywyn continues to offer comfortable holiday accommodation and a friendly welcome. With material aspects being presented and maintained to an overall very excellent standard, the final spread of scores suggests that a 5 Star Self Catering Grade be retained following this years particular assessment.

It was pleasing to hear that you reached the final six out of 3,000 entrants for the RHS National garden competition.

As mentioned some further improvements could be considered **(DONE)**

Boxing in the exposed pipe work in the shower room.

Blinds or curtains are required in the twin bedded ensuite which is adjoining the swimming pool.

Lamps on the dressing tables would further substantial the excellent mark. **(DONE)**

Higher quality cutlery would be in keeping with the other quality products within the kitchen area. **(DONE)**

The carpet in the ground floor twin room is starting to fray at the edge and the carpeting on the ground floor and stair case is starting to show some wear. It is important that the carpeting to the stair case is improved as it could an an affect on the 5 Star Grade being retained at our next visit.

We wish you continued success for the future.

Efficiency		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
1	Management Efficiency/Information Hospitality	✓									Guests are met of the day of arrival, brochure, web site.
100% 5 Stars		Max		10	Total		10				

Exterior		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
2	First Impression		✓								Well presented cottage accommodation set adjacent to proprietors residence. Exterior continue to be well maintained. Private patio area and parking for two cars. "Access by arrangement" to the award winning grounds was most impressive.
3	Buildings	✓									
4	Grounds inc. Gardens, Parking and Surfaces	✓									
94% 5 Stars		Max		50	Total		47				

Living Room		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
5	Space			✓							Inviting lounge having scenic views of the mountain range. Clean emulsion decor recently been refreshed. Comfortable seating. Attractive furnishing and collectibles in keeping with the style of the property. Centre pendant, free standing spot lights, remote controlled colour television that has an integral video player, music centre and satellite system
6	Decor inc. Walls and Ceilings			✓							
7	Electrical/Lighting	✓									
8	Floor Covering		✓								
9	Furnishings		✓								
10	Furniture			✓							
88% 4 Stars		Max		80	Total		70				

Bathrooms & Wcs		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
11	Space		✓								Full bathroom serving 1st floor with two additional en-suite shower rooms for the two ground floor twin bedrooms. Tiled and emulsion decor. Fitted carpets/ quality vinyl flooring. Boxing in the exposed pipe work could be considered. WC, wash hand basin, bath, electric shower, separate shower, shaver lights. Blinds or curtains are required in the twin bedded ensuite which is adjoining the swimming pool.
12	Fittings		✓								
13	Ventilation/Lighting		✓								
14	Decor		✓								
15	Floor Covering		✓								
16	Range of Equipment	✓									
92% 5 Stars		Max		60	Total		55				

Kitchen		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
17	Space			✓							Well maintained kitchen, quality cooker, food mixer and a new light over the cooker. Advised that a new washing machine is awaiting delivery. New freezer. Fitted units and work surfaces. New tiling. Centre strip light and small strip over the cooker. Advised that an extract is due to be fitted. The former taken into account for excellent mark. Extra sockets now in situ. High standard of crockery, pans etc. Cutlery could be of higher quality
18	Decor		✓								
19	Floor Covering			✓							
20	Electrical/Lighting		✓								
21	Fixed Equipment		✓								
22	Crockery, Saucepans, Kitchen Utensils		✓								
87% 4 Stars		Max		70	Total		61				

Bedrooms		Exc	Ex	VG	G	F	Acc	P	N/A	N/A	
23	Space				✓						Two ground floor twins, a double and compact single on the first floor. The emulsion decor has recently been refreshed. Very good carpeting starting to fray. Attractively furnished throughout. Pine furniture. Limited ward robe space. Quality beds. Bedside lighting in situ for all guests plus music systems / televisions video player. The double has a work table. Bedding, linen, towels and pleasing to see that bathrobes are continued to be provided. New duvets except on the single bed.
24	Decor		✓								
25	Electrical/Lighting		✓								
26	Floor Covering			✓							
27	Furnishings		✓								
28	Furniture			✓							
29	Beds		✓								
30	Bedding	✓									
31	Linen	✓									
88% 4 Stars		Max		100	Total		88				

General		Exc	Ex	VG	G	F	Acc	P	NAcc	N/A		
32	Halls/Corridors etc.			✓								Slight damage being evident on stairs carpet. Oil fired central heating with guests benefiting from full control. High standard of cleanliness being evident throughout. Indoor swimming pool available for guests. Not a spacious property, although use of space has well thought out. Impressive array of electrical items in the bedrooms.
33	Heating	✓										
34	Cleanliness and Housekeeping	✓										
35	Final Impression		✓									
97% 5 Stars		Max		130	Total		126					

Other Facilities		Exc	Ex	VG	G	F	Acc	P	NAcc	N/A	
36	Reception/Office										✓
37	Shop										✓
38	Bar/Restaurant										✓
39	Laundry/Utility Room										✓
40	Recreation Facilities	✓									
100% 5 Stars		Max		10		Total					10

Totals achieved in each section	10	17	8	1	0	0	0	0	4
Percentage of each section	28	47	22	3	0	0	0	0	

Abbreviations			
Exc -	Exceptional	Acc -	Acceptable
Ex -	Excellent	P -	Poor
VG -	Very Good	NAcc -	Not Acceptable
G -	Good	N/A -	Not Applicable
F -	Fair		

As well as getting the necessary percentage mark, there are conditions attached to certain grades to provide particular facilities in addition to the basic WTB minimum standards. These too have to be of the required quality for the grade concerned. The grid below illustrates the least each grade must get and the extra facilities that must be provided.

Star Grade	%	Conditions
*****	91 - 100 %	All items must be at least Very Good (except for space). Additional facilities required - <input type="checkbox"/> - An additional bath/shower if the unit can sleep 7 or more <input type="checkbox"/> - An additional WC if the unit can sleep 7 or more. <input type="checkbox"/> - Beds made up for guests' arrival and freshly laundered bath mats provided for each letting. <input type="checkbox"/> - Washing machine in each unit or on site shared facilities. <input type="checkbox"/> - Full size cooker with 4 rings, grill and oven. <input type="checkbox"/> - Full size beds(except cots and temporarily installed children's beds). <input type="checkbox"/> - All units to be self contained (no sharing of kitchen & bathroom facilities with other units and access from within the unit. <input type="checkbox"/> - No Coin Meter. <input type="checkbox"/> - Outside drying area or electric dryer. <input type="checkbox"/> - Sleeping only in designated bedrooms. <input type="checkbox"/> - On site parking / reserved space.
****	80 - 90 %	All items must be at least Good. <input type="checkbox"/> - All units must be self-contained.
***	70 - 79 %	No Acceptable items. A max of 3 Fair items and no more than one of these in any one section. <input type="checkbox"/> - Heating must score at least good.
**	60 - 69 %	A max of 4 Acceptable items, and a max of 1 in the same section. No Poor items.
*	50 - 59 %	A max of 2 Poor items and they must not be in the same section. Cleanliness at least Good
Rejected		Below Minimum Standards and/or below minimum grading level.

10	Exceptional	Total Achieved	467
17	Excellent	Total Possible	510
8	Very Good		
1	Good		92%
0	Fair		
0	Acceptable		Grade 5 must be achieved without extras
0	Poor	Extras	15
0	Not Acceptable	Tot inc Extras	481
4	Not Applicable		
40			94%

Section	Grade
Efficiency	5
Exterior	5
Living Room	4
Bathrooms & Wcs	5
Kitchen	4
Bedrooms	4
General	5
Other Facilities	5