

Llwynblyfyn Holiday Let – Welcome Pack

Terms & Conditions & Privacy policy.

Welcome to Llwynblyfyn

Llansawel,

Llandeilo,

Carmarthenshire,

SA19 7JZ

- Hosts: Dawn & Brian
- Contact: Dawn - 07943 371387 llwynblyfyn@gmail.com

Guest Information

We look forward to greeting you at Llwynblyfyn. Please provide the following information before arrival:

- Any special requirements we can assist with?
- Estimated time of arrival (ETA), email address, and mobile number?

Directions

- Google Maps: Llwynblyfyn Holiday Let
- GPS Coordinates: (52.0126695, -4.0149206)
- What3Words: bookshelf.firms.opera

Facilities & Amenities

Please make yourselves at home.

Have a look through the cupboards to familiarize yourself with the contents of the property.

The property should be spotless, with clean bedding on the beds and clean towels.

If you find anything to not be to your satisfaction, please inform us within the first 24-hours of arriving at the property.

Wi-Fi & Internet

- SSID: Anything with "Llwynblyfyn Guest"

Security & Doors

All doors can be locked from inside the property without a key.

On departure lock all doors and leave keys in key safe.

Code: XXXX (will be given with the directions)

Kitchen

- Complimentary tea, coffee, sugar, and milk provided.
- Do not pour waste oil, eggshells, tea bags, or coffee grounds down the sink.
- The instructions for the cooker are in the welcome pack folder.
- Report any breakages immediately.

Bedrooms

- Cotton sheets, covers, and two pillows per single bed and 4 pillows per king size bed.
- Report any carpet spillages immediately.
- Stair gate available on request.

Reception Room

- Desk with RJ45 connection for lap top/computer connections.

Living Room

- 86" LG Smart TV available (log into personal accounts and log out before departure).
- A selection of games available.

Dining Area

- Seats 12 guests. Use table mats and coasters please.
- Do not take indoor furniture outside.
- High chair available on request.

Bathrooms & Toilets

- Hand soap provided.
- Biodegradable sewage system: Do not flush sanitary items, wipes, or nappies. Use provided bins.

Outdoor Spaces

- Decking: May be slippery, take care.
- A BBQ & utensils is supplied and must be used in the BBQ area only: Bring your own charcoal.

Towels

- Indoor towels: provided for each guest to use inside the property.
- Hot tub towels: Available by the hot tub door for outside use.

Parking & Electric car charging

- Available at the side of the house.
- Car charging is £20 per car per day.

Heating

- Underfloor heating takes time to warm up; keep doors closed.
- The heating is all pre-set to 20c, if you find it too hot or cold contact us and we will adjust to suit your needs.
- Towel rails operate on a timer.

Hot Tub

Using a hot tub can have a positive impact on your health and well-being—provided you follow sensible guidelines for ensuring the safety of yourself, your family. Emphasizing spa safety will enhance enjoyment and eliminate the possibility of mishaps or injuries. With that in mind, here are safety rules you should know.

Right Time, Right Temperature

As wonderful as a soak in a hot tub feels, staying in the water too long or at too high a temperature can cause overheating or other health issues. Most experts recommend you stay in a hot tub no longer than 15 to 20 minutes at a time.

Rubbish & Recycling

- Blue bags: Recyclables (plastic, paper, cardboard, tins).
- Brown caddy: Food waste (larger green bin outside).
- Black tub: Glass bottles/jars outside.
- General waste: Black bags (no food/recyclables).
- We have special bags for nappies and incontinent pads. (Please ask for them)
- Fee: £45 for incorrect recycling.

Nearby Shops & Supermarkets

- Checkpoint service station & convenience store. (06:00 – 22:00 Llanwrda SA19 8DT)
<https://maps.app.goo.gl/6P4AtdrFugaeA6FJA>
- Co-op (Llandeilo/Lampeter): 10 miles <https://maps.app.goo.gl/2uhjnEwx7C3JrhpVA>
- Sainsbury's (Lampeter): 10 miles (parking charge reimbursed)
<https://maps.app.goo.gl/s6TmbEswHnAYtcSR7>
- Dewi Roberts Butcher (Llandeilo): 01558 822566
<https://maps.app.goo.gl/pZeGrqzUtwy1KAD7>
- Watson & Prat (Organic Produce, Lampeter): 01570 423099
<https://maps.app.goo.gl/WFRb6GYTYRZWWsvV9>
- Home deliveries are available, check with your preferred supplier.

Restaurants & Takeaways

- Local Pubs:
- The Angle <https://www.facebook.com/theangelinnllansawel> 10-minute walk
- The Plough Rhosmaen: <https://www.ploughrhosmaen.com> 20-minute drive
- The black Lion Abergorlech: <https://blacklionabergorlech.co.uk> 13-minute drive
- Shapla Tandoori (Indian, Lampeter): 01570 422076
- Ling Di Long (Chinese, Lampeter): 01570 422009
- Lloyd's Fish & Chips (Lampeter): 01570 422366
- Cawdor: <https://www.thecawdor.com/>
- The Plough: <https://www.ploughrhosmaen.com/>
- Private Chef:

<https://www.takeachef.com/en-gb>

<https://www.dineindulge.co.uk/>

<https://www.facebook.com/foodisylimited/about>

Local Attractions & Activities

Walkers

Abergorlech forest is a perfect walking and mounting biking 8-minute drive

<https://naturalresources.wales/days-out/places-to-visit/south-west-wales/brechfa-forest-abergorlech/?lang=en>

Quiet Walks Guided Lisa Denison <https://quietwalks.co.uk/>

Llyn Brianne Dam 36 minutes' drive.

The Dolaucothi gold mines are 10 minutes' drive. <https://www.visitwales.com/attraction/visitor-centre/dolaucothi-gold-mines-1237509>

Llandeilo castle, Dinefwr Park, and national trust house.

Cyclists

Abergorlech forest is a perfect walking and mounting biking 8-minute drive

<https://naturalresources.wales/days-out/places-to-visit/south-west-wales/brechfa-forest-abergorlech/?lang=en>

Bikewise & Run for all your cycling and running needs Lampeter 01570640070 or

07816936209: <https://www.bikewiseandrun.com/>

Bikers

Motorcycle Road & Off-Road Activities: <https://www.pure-adrenalin.co.uk/>

Repairs and parts: <https://www.daltonsatvs.co.uk>

Trail Rides: <https://www.trailrides-wales.com/>

Motorcycle Routes: <https://www.outdooractive.com/en/motorcycle-routes/wales/motorcycle-routes-in-wales/200405193/>

Top Welsh roads: <https://www.visitwales.com/things-do/adventure-and-activities/great-welsh-roads-ride-motorcycle>

<https://jsaccessories.co.uk/blog/advice/best-motorcycle-routes-in-wales>

Anglers

Find fishing in Wales: <https://fishingwales.net/book-fishing/>

The new Celtic lakes: <https://fishingwales.net/fishing-locations/celtic-lakes/>

Spring Water lakes: www.springwaterlakes.com

Cledlyn Lake Fishery: Llanwenog, Llanybydder SA40 9UR 01570481439

Sea fishing Charter: <https://www.odysseyseaadventures.com/>

TV/Film Crews

Car Van Hire

https://www.nationwidehireuk.co.uk/?gad_source=1

<https://www.enterprise.co.uk/en/home.html>

<https://lampeter.cylex-uk.co.uk/company/nant-y-caws-self-drive-hire-27288177.html>

Golfers

1. Penrhos: (Llanrhystud): <https://www.penrhospark.com/golf>
2. Kilgwyn: (Lampeter): <https://www.cilgwyngolfclub.co.uk/>
3. Glyhir: (Ammanford): <https://www.glynhirgolfclub.co.uk/>
4. Machynys: (Swansea): <https://www.machynys.com/>
5. Fairwood: (Swansea): <https://fairwoodpark.wales/#>

Other things to do

Llandovery 22-minute drive.

Llandeilo 20-minute drive.

Historic university town of Lampeter 20 minutes' drive.

Pendine sands, 70-minute drive: <https://www.carmarthenshire.gov.wales/business/development-and-investment/pendine-sands/>

Pembrey Country Park, 66 minutes' drive: <https://www.pembreycountrypark.wales/>

Poppit Sands Beach, 68 minutes' drive: <https://www.visitpembrokeshire.com/explore-pembrokeshire/beaches/poppit-sands>

Pen y Fan, 69 minutes' drive: <https://www.visitwales.com/things-do/adventure-and-activities/walking/crowning-glory-4-ways-walk-pen-y-fan>

Aberglasney Gardens 31 minutes' drive: <https://aberglasney.org/>

National Botanic Garden of Wales 41-minute drive: <https://botanicgarden.wales/>

Gwili Steam Railway 42 minutes' drive: <https://gwili-railway.co.uk/>

Carmarthenshire Museum 42-minute drive: https://artuk.org/visit/venues/carmarthenshire-museum-6856?gad_source=1

Llandysul Paddlers 28 minutes' drive: <https://llandysul-paddlers.org.uk/> 01559363209

Paddle Cymru: <https://www.paddlecymru.org.uk/paddling-trails>

<https://www.visitwales.com/things-do/adventure-and-activities/watersports/stand-paddleboarding-wales>

Horse riding 10-minute drive: <http://www.saddletramps.org.uk/> 01570480007

Open water swimming

<https://swimfinder.net/wales-open-water-swimming-guide-map/>

http://www.wildswimming.co.uk/wales/?multi_region=wales

Caving & Potholing: <https://www.hawkadventures.co.uk/services/caving-brecon-beacons/>

<https://www.breconbeacons.org/things-to-do/activities/underground-adventures>

<https://www.visitwales.com/things-do/attractions/welsh-caves-to-explore>

Local Taxi

- Nick H Private Hire: 07940 588809 <https://www.nickh-privatehiretaxi.co.uk/>
- Teifi Taxi: 07999 567 777 <https://teifitaxis.co.uk/>

Emergency Contacts

- Hospital: Glangwili Hospital – 01267 235151 (35 min drive)
<https://maps.app.goo.gl/AcYfaAiL2vADja8h9>
- Doctors: Lampeter Medical Practice – 01570 422665
<https://maps.app.goo.gl/QvtZHsSQ21WnKMEu7>
- Emergency Services: Dial 999

Leave a Review

If you enjoyed your stay, please leave a review on Google, Facebook, or your booking agency.

Google: https://g.page/r/CV3_RLgkGhiaEAE/review

Facebook: <https://www.facebook.com/llwynblyfyn>

Instagram: <https://www.instagram.com/llwynblyfyn.wales/>

Thank you for staying at Llwynblyfyn!

Dawn & Brian look forward to seeing you again.

Contact: llwynblyfyn@gmail.com 07943 371387

Llwynblyfyn terms and conditions

Booking & Payment

- **Deposit: 25% non-refundable deposit required to secure the booking.**
- **Balance Payment: Due 8 weeks before arrival.**
- **Bookings within 8 weeks: Full payment required at the time of booking.**
- **Payment Methods: Bank transfer, debit/credit card, or approved booking platform.**

Cancellation Policy

- **More than 8 weeks before arrival: Deposit retained.**
 - **Less than 8 weeks before arrival: Full balance is non-refundable.**
 - **We recommend travel insurance.**
 - **If we cancel due to unforeseen circumstances, a full refund will be issued.**
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Check-in & Check-out

- **Check-in: From 15:00**
 - **Check-out: By 10:00 AM**
 - **Late check-out: Available upon request at £30 per hour max 2 hours. and subject to availability.**
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House Rules

- **Maximum Occupancy: 10 guests (including children).**
- **Pets animals: Not allowed or.**

- **Smoking & Vaping: Is Permitted outside only on the tarmac at the side of the house and by the fire assembly point. (If someone smokes or Vapes in the property, you will all be asked to leave with no refund and charged £200 per room cleaning charge)**
 - **No illegal Drugs of any form.**
 - **No fireworks Candles or Chinese lanterns.**
 - **Parties/Events: Must be pre-approved.**
 - **Noise: Keep to a minimum after 23:00.**
 - **BBQ in the BBQ area only.**
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Hot Tub Usage

- **Safety: Use responsibly, no glassware allowed.**
 - **Hygiene: Shower before use, follow safety guidelines.**
 - **Children: Under 16 must be supervised.**
 - **Max Temperature: 38°C (recommended 30°C - 38°C).**
 - **Fake Tan Warning: £75 cleaning charge if used.**
 - **The Chemicals on the hot tub are checked twice a day, between 07:00-10:00 and 15:00-19:00**
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Damages & Security Deposit

- **Deposit: £250 refundable within 7 days of departure.**
 - **Deductions: For damages, breakages, or excessive cleaning.**
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Guest Responsibilities

- **Leave the property clean and tidy.**
 - **Leave all bedding on the beds, do not strip the beds.**
 - **Sort rubbish correctly (£45 fee for incorrect disposal).**
 - **Do not take house towels or furniture outside. (use hot tub towels outside only)**
 - **Report any issues immediately.**
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Liability

- **Owners are not liable for personal injury, loss, or damage.**
- **Guests must secure their belongings.**

Force Majeure

- **No liability for cancellations due to circumstances beyond our control (e.g., extreme weather, government restrictions)**

Governing Law

Governed by the laws of Wales & England.

Llwynblyfyn Privacy Policy.

Our contact details

Name: Dawn & Brian Dumbarton

Address: Llwynblyfyn, Llansawel, Llandeilo, Carmarthenshire, SA19 7JZ

Phone Number: 07943 371387

E-mail: llwynblyfyn@gmail.com

Website: www.llwynblyfyn.com

Date of Policy Completion: 2nd May 2023

The type of personal information we collect

we currently collect and process the following information:

- **Personal identifiers, contacts and characteristics (for example, name and contact details)**
- **IP Addresses and cookies, required to run our website and in turn via our third-party providers (subject to change without notice), Fast host, Airbnb and Bookalet.**

How we get the personal information and why we have it

Most of the personal information we process is provided to us directly by you for one of the following reasons:

- **Collecting data in order to process your booking with us**
- **To enable our website to run**

We use the information that you have given us in order to run our business and provide you with the service of our holiday let.

We may share this information with law enforcement agencies in the event of a criminal act. We do not sell your data.

Under the General Data Protection Regulation (GDPR), the lawful bases we rely on for processing this information are:

(a) your consent. You are able to remove your consent at any time. You can do this by contacting llwynblyfyn@gmail.com

(b) We have a contractual obligation.

(c) We have a legitimate interest.

How we store your personal information

your information is securely stored on our computers and third-party providers' servers

We keep booking, contact and financial transaction information for at least six years after the financial year they relate to. We will then dispose your information by deleting all emails after 6 years. Bookalet and Airbnb (or other providers) and our bank deal with the data stored by them in-line with their own policies.

Your data protection rights

under data protection law, you have rights including:

You're right of access - You have the right to ask us for copies of your personal information.

Your right to rectification - You have the right to ask us to rectify personal information you think is inaccurate. You also have the right to ask us to complete information you think is incomplete.

Your right to erasure - You have the right to ask us to erase your personal information in certain circumstances.

Your right to restriction of processing - You have the right to ask us to restrict the processing of your personal information in certain circumstances.

Your right to object to processing - You have the right to object to the processing of your personal information in certain circumstances.

Your right to data portability - You have the right to ask that we transfer the personal information you gave us to another organisation, or to you, in certain circumstances.

You are not required to pay any charge for exercising your rights. If you make a request, we have one month to respond to you.

Please contact us at llwynblyfyn@gmail.com if you wish to make a request.

How to complain

if you have any concerns about our use of your personal information, you can make a complaint to us via the contact details at the top of this document.

You can also complain to the ICO if you are unhappy with how we have used your data.

The ICO's address:

Information Commissioner's Office

Wycliffe House

Water Lane

Wilmslow

Cheshire

SK9 5AF

Helpline number: 0303 123 1113

ICO website: <https://www.ico.org.uk>

Reservations for accommodation by guests (the Guest) are accepted by Llwynblyfyn on behalf of property owners Dawn & Brian Dumbarton (the Owner).

The Agreement: The rental agreement is between the Guest and the Owner. The contract is deemed to have been made once the Guest has paid a deposit and the confirmation of booking has been sent by the Owner. The Guest must be over 18 years of age at the time of booking.

Booking: The Guest who makes the booking is deemed to have agreed to these Terms and Conditions will be responsible for all persons included in the booking and should ensure that they are all aware of these Terms & Conditions. The Owner reserves the right to decline any booking or

refuse to hand over a key to any person who has not complied with these Terms & Conditions. Bookings made via Airbnb will be subject to the terms and conditions of that platform and will be transferred to Bookalet by the Owner to maintain the availability calendar and to track and manage bookings.

Payment: Bookings and the refund on cancellation are set out on payment by the Bookalet service. Where a Guest fails to pay their balance by the due date the booking may be cancelled and the deposit retained. Bookings made via Airbnb will be subject to the payment and refund conditions on that platform.

Cleaning: The Guest is responsible for leaving the accommodation in good order and in a clean condition; otherwise, a cleaning charge may be levied. Guests are expected to leave the property in a similar state to which they find it (reasonable cleaning excepted).

Number of People using Holiday Accommodation: The Owner permits the Guest and members of the Guest's party (but no one else) to occupy the rooms allocated for guests within the property for holiday/lodging purposes only. The Guest must declare the correct number of additional Guests during booking and, if this changes, must inform the Owner before the rental commences of any change. No more than the maximum number of persons stated on the website may occupy a property unless by prior written agreement with the Owner. Extra charges may be applicable if the number of Guests differs from the number on the booking. The health and safety of all guests is of the utmost importance to the Owner and so they must know who is on site at all times. Visitors are permitted providing the Owner is informed prior to their arrival. Visitors are subject to these terms and conditions whilst on site.

Arrival/Departure: The property is available for occupation 3pm on the first day of the holiday and must be vacated by 10am on the last day.

Cancellation or Changes by the Guest: Once the holiday is booked the Guest has entered into a legally binding contract. Cancellations can be actioned by emailing the Owner only if you have booked via the Owner's website or via the Airbnb website for bookings placed there.

Airbnb bookings are subject to the same conditions and refunds are per terms laid out on the Airbnb website.

It is recommended and expected that the Guest will have or will take out a holiday insurance policy (which includes cancellation insurance covering sickness and unavoidable reasons for cancellation) prior to their stay.

Pets: Pets are not permitted to stay.

Guest Responsibility: The supervision of children, babies and any adults requiring care remains the responsibility of the Guest at all times.

Guests should put all furniture etc. back to where it was at the beginning of the rental period.

Guests should not leave any items at the property and, if left, the Owner has the right to charge for the removal, return or disposal of those items.

Damage, Loss, Theft: Guests agree to inform Owners of any damage or loss however caused, excluding reasonable wear and tear incurred during occupation. Guests should not remove any item from the property. The Owner may ask for reasonable replacement costs. In the instance of damage, the Owner reserves the right to reimburse costs automatically via the payment method provided at booking.

Use of land: Guests must only use the cottage, parking and garden area as shown by the Owner. Guests must not enter any barns, sheds, storage, or livestock areas. Guests accept that the site is a rural location and may contain uneven ground. They must take care when using the grounds and the Owner cannot accept any liability for any injury due to trips, slips or falls from Guests' use.

Guests must not worry any livestock found nearby, with or without dogs.

Nuisance: Guests should not cause nuisance or annoyance to occupants of any nearby property. This includes where using any rights of way and the worrying of livestock. Particular care must be taken when using any rights of way across local farms.

If, in the opinion of the Owner, any person is not suitable to continue their occupation of the property because of unreasonable behaviour, damage or nuisance to other parties, the contract may be treated by the Owner as discharged and the Owner may repossess the property immediately. The Guest will remain liable for the whole cost of rental and no refund shall be due.

Access: Guests must allow reasonable access to the areas of the property occupied by the Guests, by the Owner for maintenance given reasonable notice.

Wildlife: The property is in beautiful rural area. Please therefore expect to meet some wildlife, including the odd spider, mouse, bird, fly, bee, wasp or other creature, which may make their way into a property unbeknownst to the Owner. (If any of these creatures are encountered, do not panic, but contact the Owner in a calm and reasonable way - but only if the creatures become a serious menace) Owners reserve the right to take no action if they do not consider the existence of the wild life to be a serious threat to health.

Please note that this is a rural setting, surrounded by farms and so noise, smells, environment and other such factors will be as part of a working rural community.

Complaints Procedure: If a Guest has a complaint, it should be submitted to the Owner at the earliest opportunity. No complaints can be accepted unless notified immediately and during the rental period as Owners should be given an opportunity to make good the reason for the complaint.

Property descriptions and all details both written and verbal are given in good faith and believed to be correct, but interpretation thereof can be subjective and as such their accuracy cannot be guaranteed. Property details may vary over time from photographs and descriptions on the websites.

Liability: The Owner cannot accept responsibility for any material loss, damage, additional expense or inconvenience directly or indirectly caused by or arising out of the property, its plumbing, gas, electrical services or exceptional weather.

No responsibility is accepted for loss or damage of property, (including pets), vehicles or vehicle contents belonging to the Guest or any member of the party during their occupancy.

Cancellation by Owners: The Owner reserves the right to refuse any booking and to cancel any bookings already made if the property is unavailable (e.g. through fire, flood, etc.) for any reason whatsoever, subject to a full refund of all monies paid (but no further liability). The Owner shall not be under any other liability if such cancellation occurs, this includes alternative accommodation.

No Smoking: There is to strictly be no smoking or Vaping in the accommodation.

Wi-Fi: We currently provide Wi-Fi network for your use. This is to only be used for legal reasons and may not be used to connect to any pornographic or illegal website(s). The use of any service

that charges any cost to the Owner is strictly prohibited and the Guest is liable for any costs associated with the use of the network, payable immediately upon discovery of any charges.

No liability is made to the Owner for any poor connection, slow speeds or any loss due to being unable to connect at any time.

Force Majeure: The Owner cannot accept responsibility or liability for any alterations, delay or cancellation or any other loss or damage caused by war, civil strife, terrorist action, industrial disputes, fire, sickness, bad weather, epidemics, acts of any government or public authority, or any other event outside our control.

Waiver: The failure of the Owner to enforce or exercise, at any time or for any period of time, any term of, or any right pursuant to this agreement does not constitute and shall not be construed as a waiver of such term or right.

Miscellaneous: The Guest agrees that the contract with the Owner is made at the Owner's premises and that any proceedings between the parties shall be conducted in the County Court nearest to the Owner.

Llwynblyfyn encompasses the following website: www.llwynblyfyn.com

