

# Welcome to Cemaes House

---

Anglesey, Wales  
[www.cemaeshouse.com](http://www.cemaeshouse.com)



**INFORMATION BOOKLET**

# Welcome to Cemaes House

---

Anglesey, Wales

Welcome to Cemaes House, we trust that you will enjoy your stay here. This guide has been prepared to provide you with all the information you should need about your holiday home and the facilities / services at your disposal.

The address of the accommodation is:

5 Cae Derwydd,  
Cemaes Bay,  
Anglesey,  
LL67 0LP

## The Accommodation

### Sleeping arrangements

There are three bedrooms that comfortably sleep six guests on double beds. There is also an additional single bed in one of the main rooms making it a family room. There is a sofa bed in the living room bay window also, so sufficient accommodation to sleep up to nine guests (six adults and three children).

### Living Room

The living room can comfortably seat 7 guests.

There is an electric fire in the centre of the room. This fire is operated by remote control or by a panel flap located at the top of the electric fire unit itself. There is an isolation switch for the electric fire located to the right hand side of the chimney breast.

### Dining Room

The dining room contains a dining table and seating for four guests, two additional chairs to accommodate a further two guests are provided for.

Please use the provided place mats and coasters when serving hot food and drinks to protect the dining table.

### Utility Room

The Utility Room contains the Washing Machine as well as floor brushes, and storage.

### Rear of the garage

You can access the garage from the back door. In the garage you will find the vacuum cleaner, mop, bucket and brushes. You will also find a patio table and chairs along with a picnic basket and cool box. You may use the garage to store bikes or prams.

The rear of the garage houses the boiler and can be used for storage or removal of soiled footwear etc. prior to entry into the house. We suggest that if you are returning from a hike or have dirty footwear that these are removed at the rear of the garage before entering the house via the back door.

## Entertainment

There is a supplied 28 inch TV for your enjoyment together with a SKY Satellite TV, a DVD Player and a Video Player.

There are various board games supplied and these can be found in the upper cupboards of the utility room.

## Heating/Hot Water

Your holiday home is heated by a combination boiler unit located within the rear of the garage.

For hot water, ensure that the combination boiler “Hot Water” button is pressed and the light is on during your stay, this keeps a constant supply of hot water. Please ensure that this is switched off at the end of your stay.

The heating is recommended to be put on timer to come on as desired in the morning and the evening. Please be energy efficient and do not leave the heating on when you are not in the house.

The combination heater is controlled in several ways.

1. By the programmable timer

The programmable timer is on the front of the combination boiler in the rear of the garage portion of the house. It has been pre-set to come on in the morning to provide heating/hot water for morning showers, and then it will go off for the majority of the day and back on again in the evening.

There are buttons on the front of the combination boiler for placing the boiler on constantly if required, however if you do this please ensure that it is turned back to timer mode to preserve unnecessary energy usage.

2. The main thermostat

The main thermostat is located in the hallway. It will control the heating by turning the heating on when the temperature drops below the desired temperature and off again when it reaches the desired temperature.

3. Individual radiator thermostats

Each individual radiator has a further thermostat to control the heat that is dispersed from them. These can be adjusted from cool (1) to hot (4).

## Laundry

A washing machine is supplied and you can this within the Utility Room at the rear of the house. The tumble dryer is only for facilitating change over's.

There is an outside clothes line positioned to the right of the dinner area (facing into the house, from the rear garden). This line extends to a receiving hook that is on the fence to the rear of the garden opposite the back of the garage (diagonally opposite). A pole to support the clothes line mid way can be found in the utility room.

## Appliance Instructions

The house is furnished with all modern appliances including a Microwave, Dishwasher, Washing Machine, and Fridge/Freezer. The instruction manuals for all of these appliances are contained within a black document folder which is stored in the top cupboard of the utility room. Please refer to the manufactures instruction booklet if in doubt of how to operate any of these appliances. Please ensure that all instructions are returned to this folder for use by our next guests.

## Extractor Fans

There are several extractor fans throughout the property.

### 1. Kitchen

This extractor fan is located in the kitchen ceiling. The switch for this fan is located on the wall as you exit the kitchen into the utility room (on the left hand side of the door).

### 2. Utility Room

The utility room has an extractor fan for removal of condensation from the laundry process. This fan is operated by the switch to the right hand side of the rear door.

### 3. Downstairs bathroom

The downstairs bathroom is ventilated by an extractor fan that comes on when the light has been switched on. There is an isolation switch above the downstairs bathroom door that controls this extractor fan.

The cooker hood also has an extraction fan built into it.

## Fuse Box

The Fuse Box contains “trip switch based” fuses. The fuse box is located in the utility room at the rear of the house on the upper left hand side wall.

## Torch / Candles

There is a torch/flash light provided in the cupboard of the utility room in case there is a power failure.

## Fire Prevention

There are mains wired smoke alarms on each floor.

A fire extinguisher and fire blanket are provided. These are located in the utility room on the right hand side wall (above the tumble dryer).

## Water

As we all now know, water is a precious commodity and we respectfully request that you do your best to conserve this. Please refrain from using water excessively.

## Oil

The boiler is fed by an oil tank buried in the garden. There is a device to measure the oil capacity plugged into the socket above the boiler (9 = Full, 1 = nearly empty) if the oil runs low please notify the Change Over person and the owner will ensure that this is promptly supplied.

## Infant Cot

An infant cot is available. This is located in the cupboard at the top of the stairs on the main landing. Full instructions on how to erect the cot are provided in the bag containing the infant cot.

## Extra Blankets

Extra blankets are available for your use in the hot press at the top of the stairs.

## Refuse

Please place refuse in the black bin provided. Refuse is collected every second Tuesday. Please place the refuse bin out to the front of the house on the evening before it is collected.

## Recycling

Please recycle your waste!

There are recycling facilities in the main car park in the high street (Glass, Can's, Paper) – we would appreciate your continued environmental awareness and kindly ask you to recycle as much as you can.

## Books

A selection of novels and reference books are provided in the cupboards of the Utility Room. We respectfully request that you replace these books prior to departure.

## Local Attractions

There are ample attractions in Anglesey available to the holiday maker in addition to the tranquil setting of Cemaes Bay.

Whether you stay at Cemaes House for a few days or weeks you will find yourself in an area of Outstanding Natural Beauty owned by the National Trust, regardless of the time of year of your chosen holiday.

Activities include:

- Wonderful Beaches
- Bird watching
- Fishing
- Golfing
- Walking

Not to forget the peace and tranquillity you get from relaxing in this beautiful part of the world, in first class modern accommodation.

It serves as a fabulous base for exploring north Wales and has many attractions nearby including several idyllic beaches, a harbour, breath taking view of the Irish sea, stunning wildlife walks, and is

steeped in a rich archaeological and historical heritage, the area is also unique in its diversity of wildlife habitat.

We have endeavoured to leave brochures for local attractions in the accommodation; these can be found in the cupboards of the Utility Room or in the drawers of the coffee table under the stairs.

If you find an attraction that you'd like to recommend to others, please feel free to leave a copy of their brochure in the house for the next guest.

## Local Services

There are several local amenities within walking distance of the house.

- a traditional butcher
- a bakery
- a pharmacy
- several pubs
- restaurants
- village store
- hairdressers
- a library
- and of course the beach.

The village Hall in the High Street runs Keep fit on a Monday and Yoga on a Thursday. Call in for details and any other seasonal events.

McColl's village store at the far end of the High Street is open Monday to Saturday from 6am – 9pm and on Sunday from 7am – 9pm. You can pick up most things there.

## Useful Telephone Numbers

### **Doctors surgery**

Meddygfa  
Cemaes High Street  
Cemaes Bay  
Tel: 01407 710251

### **Nearest Hospital**

Ysbyty Gwynedd  
Penrhosgarnedd  
Bangor  
Tel: 01248 384384

### **Spectrum Hair Salon/Barber**

Tel: 01407 710410

## **Fish & Chips**

Cemaes High Street  
Telephone orders welcome then collect  
Tel: 01407 710554

## **The Harbour Hotel Bistro**

Cemaes Bay  
Tel: 01407 710273

## **Useful Web Sites**

[www.goanglesey.com](http://www.goanglesey.com)

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

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

## **This accommodation's web site**

[www.cemaeshouse.com](http://www.cemaeshouse.com)

## **Check Out Time**

The check out time is 10 AM on Saturday. Please respect this time as we need to allow sufficient time for a change over to take place prior to welcoming our next guests. At the end of your stay please strip the bedding and put any used duvet covers, pillow cases, sheets, towels and tea towels in the bath. Please leave the house as you found it.

## **Keys**

Please lock up the house and post the keys through the letterbox.

## **Change Over**

Change over takes place after 10 AM on the day you leave to ensure that the accommodation is in pristine condition for our next guests. We respectfully request that you adhere to this departure time to facilitate the change over process.

## **Emergency Contacts**

- **Police**  
Your nearest police station is: 4 High St, Tywyn, LL36 9AD  
01654 710311
- **Owners**  
  
Brian Edwards                      07771 734055 (UK)  
Ciaran Lacey                         00 353 87 8066535 (Ireland)

## Central Heating Instructions

### Key:

CH Central Heating

HW Hot Water

During your stay please set the timer on the Central Heating to come on as follows:

To come on at 7:30 AM and off at 8:30 AM – Monday to Friday

To come on at 8:00 AM and off at 9:00 AM – Saturday and Sunday

We would recommend that the Central Heating is turned off in the summer months as it should not be required.

The recommendation for the Hot Water (HW) is to leave constantly on the option “Once”. This will provide continuous hot water.

The radiators are set at 3. These can be regulated to the temperature required by adjusting cooler (1) or hotter (4).

There is a thermostat in the hall to regulate ambient temperature.

**Oil level:** There is a device plugged in above the boiler in the garage that indicates a number (1-9) indicating the level of oil available. 1 is Low, 9 is full. If there is an issue with this level please contact the owners.





**PLEASE RE-CYCLE**

**We respectfully request that  
you re-cycle your waste.**

**Re-cycling facilities are  
available in the high street car  
park for Glass, Can's & Paper**

Excess waste left behind may incur additional charges to remove