

Please ensure you read and fully understand these booking terms and conditions. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.

Bookings are subject to the following terms and conditions.

General

This is a legally binding contract between the property owner and the holidaymaker. The property owner is also referred to as "we" and "us".

The holidaymaker is the person who signs the booking form or, in the case of online booking, the person who makes the online payment. This person is responsible for ensuring all members of the holiday party accept and adhere to these terms and conditions. The holidaymaker is also referred to as "you".

The property referred to being:

The Barn
Llangarthginning Farm
Llanboidy Road
Meidrim
Carmarthen
SA33 5QZ

Bookings

A booking deposit is payable usually within 4 days of the provisional booking being taken. The booking is taken on a provisional basis until the deposit has been paid in full and funds cleared through the banking system (where appropriate). The booking then becomes confirmed. Until the booking is confirmed, it can be cancelled at any time without prior notice.

The balance of the rental charge, along with any breakage deposit, is payable not less than 4 weeks prior to the start of the holiday. Failure to pay the deposit or balance in full by the due dates will constitute a cancellation of the holiday by the holidaymaker. Please be sure to note the due dates of these payments as reminders are not routinely issued.

Bookings made less than 4 weeks prior to the arrival date must be paid in full at the time of booking.

No parties or events – the accommodation is designed for an occupancy of 4 adults and 2 children (plus a cot). You may add an additional two adults or two children as 'optional extras' when making a booking request providing the total number of occupants does not exceed 8. You accept that in doing so the extra beds (occupants 7 & 8) are small fold-out futon type beds.

You also accept that by increasing the occupancy above the recommended 6 persons that the available living space will be restricted, and we advise everyone to view the 3D virtual tour of The Barn that is available on our website prior to booking extra spaces.

Booking Terms & Conditions

Only those listed on the booking form can occupy the property. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.

No all male or all female group bookings.

Bookings cannot be accepted from persons under eighteen years of age.

We reserve the right to refuse a booking without giving any reason.

Cancellation by the Holidaymaker

Cancellation of the booking by the holidaymaker can be made in writing, by emailing us at thebarn@meidrim.com or telephone 07976214677. It is the holidaymaker's responsibility to ensure we have received and confirmed your request to cancel.

If you cancel your holiday less than 4 weeks before your arrival date then you will be liable for the following payments:

No. of weeks to arrival date	Amount of outstanding balance to be paid
1 week or less	100%
2 weeks or less	80%
3 weeks or less	60%
4 weeks or less	40%

In the event of a cancellation, we will attempt to re-let the property and if successful, a discretionary refund payment may be made. However, we strongly recommend you take out holiday cancellation insurance.

If you cancel your holiday more than 4 weeks before your arrival date then we will return any payments made over and above the initial deposit. If we are able to re-let the property for the cancelled dates and for the full amount then we will refund the deposit.

Any bank charges incurred by us, such as PayPal fees may be deducted from any refunds paid.

Cancellation by the Property Owner

The property owner will endeavour to make sure the stated property is available for the dates contracted. In the unlikely event the property becomes not available and the property owner has to cancel the booking, the property owner will endeavour to find the holidaymaker suitable alternative accommodation. If suitable alternative accommodation cannot be found, the holidaymaker shall be entitled to a full refund. The property owner shall only be liable to return the monies received. No compensation or consequential losses shall be paid.

COVID-19

Lockdown: If either you or us are required to cancel due to any change in the current COVID-19 rules then you will be offered the choice of a full refund (including deposit) or transfer to an alternative date once any restrictions are lifted. In the case of transferring to an alternative date, any increase in rate will need to be paid. Likewise, any reduction in rate will be refunded.

Exception: If any of your party are ill due to COVID-19 or have a positive test result and are required to self-isolate and are forced to cancel, then we will consider a full or partial refund depending on whether we are able to re-book the dates affected. We advise taking out your own holiday travel insurance to cover you for ill-health with particular cover for COVID-19.

The Pool Building

For hygiene reasons no pets are permitted in the pool building.

Towels will be provided for use in The Barn and the pool. Towels are not to be removed from the premises i.e., to go to the beach.

The pools normal opening hours are from 9am to 6pm, during this time you will have exclusive use of the pool facilities. The pool may be available after 6pm with agreement.

Miscellaneous

Whilst every care is taken to provide a true and accurate description of the property, over time, alterations are made and some things do change. The holidaymaker accepts that no refunds are available for such discrepancies.

The property owner reserves the right to enter the property, at a reasonable time, in the event of an emergency or remedial repair work being required.

The property owner is entitled to ask the holidaymaker to leave the property without any refund if, in the property owner's opinion, the behaviour of the holidaymaker and/or his/her party is unacceptable.

The property owner reserves the right to refuse entry to anyone, who in the property owner's opinion is not suitable to or capable of taking charge of the property.

The property owner reserves the right to ask the holidaymaker and their party to leave the property, without refund, should the behaviour of the holidaymaker and/or their party be considered by the property owner to be unreasonable.

Vaping or smoking anywhere inside the premises will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to and any damage or extra cleaning caused by smoking will be at your expense.

Please respect the community and try to keep noise levels to a minimum, especially between **11 pm and 8 am**.

Number of Guests

The property is designed to sleep 4 adults, 2 children plus a cot. We are able to provide a maximum of two fold-out futon style child beds but you accept that the available space is limited if you choose this option. Additional occupancy guests must be selected as an optional extra at the time of booking and may not be added later.

Only those people named on the booking form are entitled to stay. If it is found that more people than agreed are using the property, this will be considered a breach of contract and the holidaymaker and his/her party will be asked to leave immediately without any refund. Sub-letting or assignation of the let is prohibited.

Pets

Pets are allowed in the property subject to the property owner's agreement. All pets must be house trained, and the number and type of pet must not exceed what was agreed at the time of booking, otherwise a breach of contract will be deemed to have taken place.

Pets must not be left unaccompanied in the property at any time and must not be allowed on the beds. The holidaymaker shall be liable for all damage caused by his/her pet or any pet belonging to the holidaymaker's party.

You are required to add a pet as an additional option at the time of booking at which point a charge to cover additional cleaning requirements will be added to your booking.

We have plenty of outside space to exercise your pet, but we ask that your pet is kept under control at all times particularly in the vicinity of the farmhouse and other cottages on site. The lawned areas to the rear of these properties are private gardens.

For hygiene reasons no pets are permitted in the pool building.

Guests are responsible for cleaning up after their pets.

The property owner cannot be held responsible for any accident or injury to a pet during their stay.

Arrival and Departure Time

Every effort will be made to have the property available from 16:00 – 21:00 on the day of arrival. The property must be vacated by 10:00 on the day of departure. Late departure will result in an additional charge being made. Information about keys and how to collect them will be provided once full payment has been received.

Liability

The property owner takes no responsibility for the personal possessions of the holidaymaker or the holidaymaker's party. Vehicles and possessions are left entirely at the risk of the holidaymaker.

No compensation will be given for any temporary outage of electricity, heating, water, internet connection or television service. We will of course endeavour to resolve any problems as quickly as possible.

Guests are responsible for the safety and security of their children at all times. Never leave children without adult supervision. While no longer a working farm, there are various outbuildings that contain tools and equipment that do pose a risk to children.

Cleaning

We would like to think the holidaymaker and party would treat the property as they would their own home and at the end of the holiday the property is left in a clean and tidy condition. The property owner retains the right to make an additional charge for cleaning should the property not be left in a similar condition to the way it was found at the start of the holiday.

Breakages

The holidaymaker should make every effort to keep the property, fixtures and fittings and all contents in the same state of repair and condition as at the start of the holiday. Any accidental damage or breakages should be reported to the property owner (or their representative) prior to departure. The property owner retains the right to make an additional charge for damage and breakages although it should be noted that minor breakages and reasonable wear and tear will not be charged for.

Complaints

Every endeavour is made to ensure your stay with us is memorable for all the right reasons. However, we do recognise that from time to time things do go wrong. In these circumstances, it is the responsibility of the holidaymaker to make any such problem known to the property owner (or their representative) immediately it becomes apparent, thereby giving the property owner the opportunity to correct the situation. Unless this procedure is followed, no subsequent claim will be entertained.

The property owner will make every endeavour to rectify any identified problems as soon as is reasonably possible.