Energy performance certificate (EPC)

94 Maes Llwyn AMLWCH LL68 9BG

Energy rating

Valid until: 25 July 2033

Certificate number: 7517-3023-2000-1036-0222

Property type

Semi-detached house

Total floor area

80 square metres

Rules on letting this property

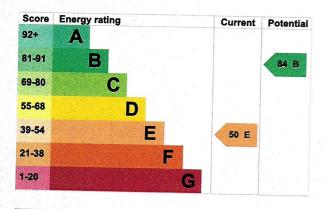
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	NA
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 410 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £2,790 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £1,342 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 12,364 kWh per year for heating
- · 2,808 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	5.8 tonnes of CO2	
This property's potential production	1.8 tonnes of CO2	

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£80
2. Cavity wall insulation	£500 - £1,500	£223
3. Floor insulation (solid floor)	£4,000 - £6,000	£102
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£28
5. Heating controls (room thermostat)	£350 - £450	£158
6. Condensing boiler	£2,200 - £3,000	£505
7. Solar water heating	£4,000 - £6,000	£101
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£145
9. Solar photovoltaic panels	£3,500 - £5,500	£714

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Telephone

Email

Gwyn Hennessey 01407728101

gwyn.hennessey@egnienergysolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Assessor's ID Telephone

Email

Stroma Certification Ltd

STR0037035 0330 124 9660

certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment

No related party 26 July 2023 26 July 2023 **RdSAP**