Energy performance certificate (EPC)

	Energy rating	Valid until:	1 December 2024
Top Flat Waters Edge Llansteffan CARMARTHEN SA33 5LW	E	Certificate number:	9039-2802-7425-9504- 7855
Property type	-	Top-floor flat	
Total floor area	8	88 square metres	

Rules on letting this property

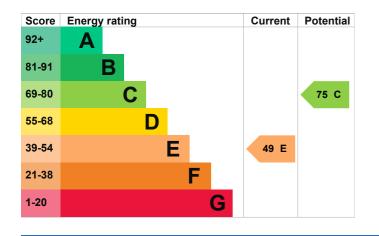
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 458 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,222 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 £629 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 10,976 kWh per year for heating
- 2,187 kWh per year for hot water

Impact on the env	ironment	This property produces	7.1 tonnes of CO2
This property's environme is F. It has the potential to		This property's potential production	4.1 tonnes of CO2
Properties get a rating fro (worst) on how much car they produce each year. Carbon emissions		You could improve this emissions by making th changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupat People living at the pro different amounts of er	ncy and energy use. operty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£103
2. Internal or external wall insulation	£4,000 - £14,000	£323
3. Low energy lighting	£20	£30
4. Fan assisted storage heaters and dual immersion cylinder	£1,200 - £1,600	£172

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 <u>www.gov.uk/improve-energy-efficiency</u>

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	Mark Williams
Telephone	07973 287069
Email	mwilliams.epc@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK200188
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 December 2014
Date of certificate	2 December 2014
Type of assessment	RdSAP