Energy performance certificate (EPC)

11 Llanegryn Street Abergynolwyn TYWYN LL36 9YE

Energy rating

Valid until: 11 May 2032

Certificate number: 9428-3016-6205-7172-2204

Property type Mid-terrace bungalow

Total floor area 43 square metres

Rules on letting this property

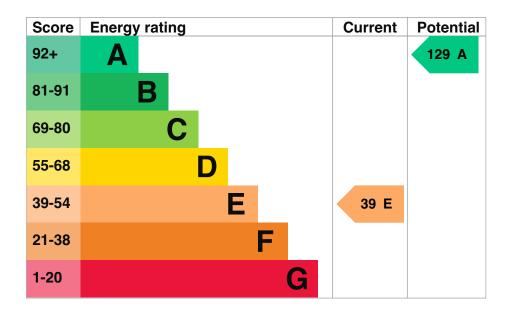
Properties can be let if they have an energy rating from A to E.

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 A.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 634 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
 The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- · 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 £1,369 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 £878 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,834 kWh per year for heating
- 1,603 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 369 kWh per year from loft insulation
- 2,830 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property

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

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

An average household produces	6 tonnes of CO2
This property produces	4.8 tonnes of CO2
This property's potential production	-0.3 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£53
2. Internal or external wall insulation	£4,000 - £14,000	£409
3. Floor insulation (solid floor)	£4,000 - £6,000	£101
4. High heat retention storage heaters	£1,200 - £1,800	£215
5. Solar water heating	£4,000 - £6,000	£77
6. High performance external doors	£1,000	£23
7. Solar photovoltaic panels	£3,500 - £5,500	£362
8. Wind turbine	£15,000 - £25,000	£742

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.

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	Robert Tucker
Telephone	<u>01654712324</u>
Email	accounts@epc4u.com

Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/014450	
<u>01455 883 250</u>	
enquiries@elmhurstenergy.co.uk	
No related party	
12 May 2022	
12 May 2022	
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	EES/014450 01455 883 250 enquiries@elmhurstenergy.co.uk No related party 12 May 2022 12 May 2022