

# Energy performance certificate (EPC)

DOL Y NEUADD  
CWM GOLAU  
CYFRONYDD  
WELSHPOOL  
SY21 9HA

Energy rating

D

Valid until

7 June 2031

Certificate number

3209-3126-6000-1732-1206

## Property type

Detached house

## Total floor area

222 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good

Feature	Description	Rating
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 55% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 148 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

## An average household produces

6 tonnes of CO<sub>2</sub>

## This property produces

7.1 tonnes of CO<sub>2</sub>

## This property's potential production

3.7 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.4 tonnes per year. 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (83).

► [What is an energy rating?](#)



### Recommendation 1: Low energy lighting

Low energy lighting

#### Typical installation cost

£50

#### Typical yearly saving

£45

#### Potential rating after carrying out recommendation 1

66 | D

### Recommendation 2: Solar water heating

Solar water heating

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£62

#### Potential rating after carrying out recommendations 1 and 2

68 | D

### Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

#### Typical installation cost

£3,500 - £5,500

#### Typical yearly saving

£330

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## Potential rating after carrying out recommendations 1 to 3

73 | C

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## Recommendation 4: Wind turbine

Wind turbine

### Typical installation cost

£15,000 - £25,000

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### Typical yearly saving

£676

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## Potential rating after carrying out recommendations 1 to 4

83 | B

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## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>).

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£1435

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### Potential saving

£107

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

#### Space heating

17109 kWh per year

## Water heating

2975 kWh per year

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## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Miroslava Babicova

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### Telephone

01948820328

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### Email

[mira@propertyphotographix.com](mailto:mira@propertyphotographix.com)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO034642

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

2 June 2021

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### Date of certificate

8 June 2021

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### Type of assessment

▶ [RdSAP](#)

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### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.