Energy performance certificate (EPC)

Arfryn Wesley Street Llanfair Caereinion WELSHPOOL SY21 0RX Energy rating

Valid until: 13 August 2033

Certificate number:

1037-4328-9200-0510-9292

Property type

Detached house

Total floor area

126 square metres

Rules on letting this property

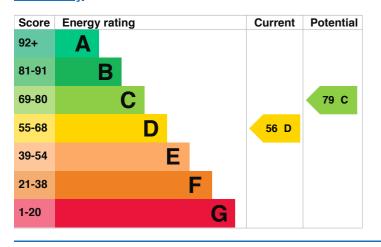
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 D. It has the potential to be C.

<u>See how to improve this property's energy efficiency.</u>



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	
Wall	Cavity wall, as built, insulated (assumed)	Good	
Roof	Pitched, 150 mm loft insulation	Good	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Average	
Lighting	Low energy lighting in 68% of fixed outlets	Good	
Floor	Solid, no insulation (assumed)	N/A	
Floor	Solid, 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 CO2. 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 211 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £2,002 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 £678 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:

- 16,812 kWh per year for heating
- 2,298 kWh per year for hot water

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

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 6.2 tonnes of CO2

This property's potential production

3.1 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. Internal or external wall insulation	£4,000 - £14,000	£514
2. Floor insulation (solid floor)	£4,000 - £6,000	£60
3. Low energy lighting	£35	£49
4. Solar water heating	£4,000 - £6,000	£55
5. Solar photovoltaic panels	£3,500 - £5,500	£641

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 Steven Knight Telephone 01743 354424

Email <u>info@shireepc.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/001123
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 10 August 2023
Date of certificate 14 August 2023

Type of assessment RdSAP