

# Energy performance certificate (EPC)

Swn y Mor Rhoslan ABERDOVEY LL35 0NS	Energy rating <b>F</b>	Valid until: <b>2 July 2027</b>
		Certificate number: <b>8503-7723-5900-0227-0906</b>

## Property type

Semi-detached bungalow

## Total floor area

80 square metres

## Rules on letting this property



## You may not be able to let this property

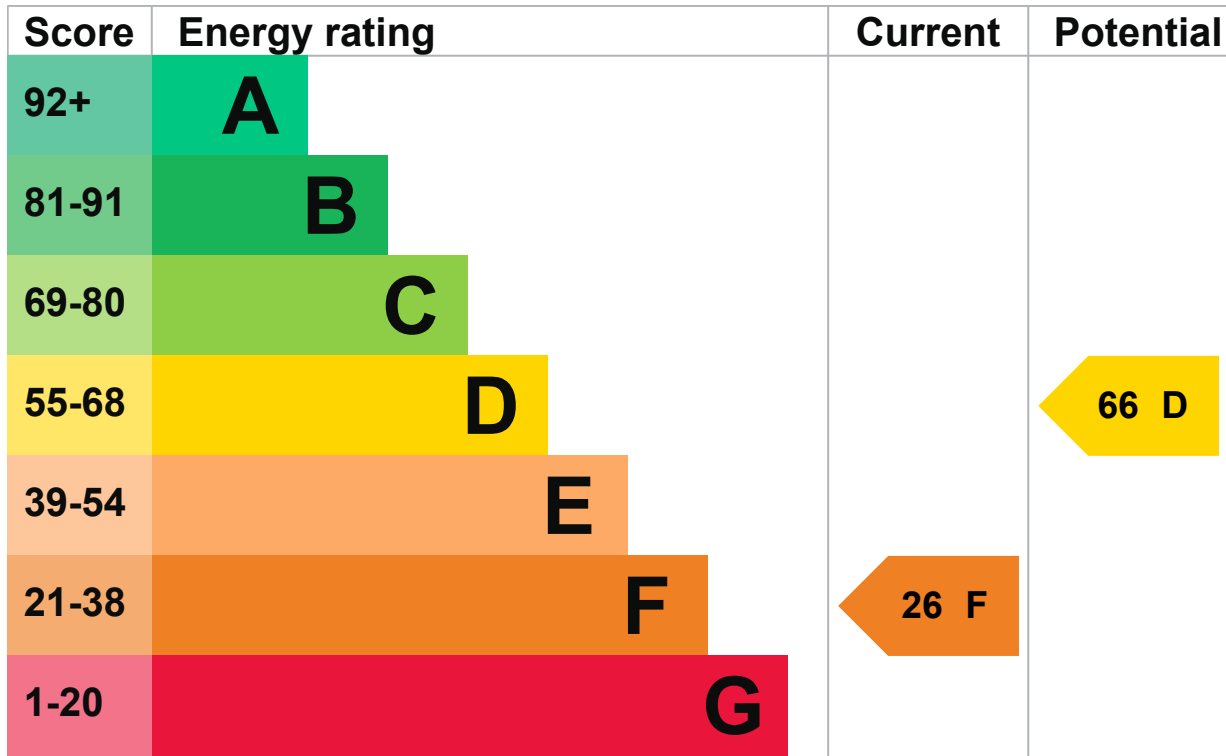
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

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

[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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated	Average
Window	Partial double glazing	Poor
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 910 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## 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 **£2,092 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 £889 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 20,837 kWh per year for heating
- 2,113 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

### An average household produces

**6 tonnes of CO2**

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**This property produces****12.0 tonnes of CO2**

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**This property's potential production****6.5 tonnes of CO2**

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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

▶ [Do I need to follow these steps in order?](#)

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### Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

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Typical yearly saving

£92

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Potential rating after completing step 1

**29 F**

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### Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

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Typical yearly saving

£78

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Potential rating after completing steps 1 and 2

**31 F**

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### Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£104

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Potential rating after completing steps 1 to 3

**34 F**

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## Step 4: Low energy lighting

Typical installation cost

£75

Typical yearly saving

£43

Potential rating after completing steps 1 to 4

35 F

## Step 5: High heat retention storage heaters

Typical installation cost

£1,600 - £2,400

Typical yearly saving

£455

Potential rating after completing steps 1 to 5

50 E

## Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£55

Potential rating after completing steps 1 to 6

52 E

## Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

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## Typical yearly saving

£37

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## Potential rating after completing steps 1 to 7

54 E

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## Step 8: High performance external doors

### Typical installation cost

£1,500

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### Typical yearly saving

£25

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## Potential rating after completing steps 1 to 8

55 D

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## Step 9: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£5,000 - £8,000

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### Typical yearly saving

£291

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## Potential rating after completing steps 1 to 9

66 D

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

## 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

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#### Telephone

01654 712 324

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#### Email

[rob@epc4u.com](mailto:rob@epc4u.com)

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### Contacting the accreditation scheme

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

#### Accreditation scheme

Stroma Certification Ltd

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#### Assessor's ID

STRO004442

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#### Telephone

0330 124 9660

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#### Email

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

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### About this assessment

#### Assessor's declaration

No related party

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#### Date of assessment

3 July 2017

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#### Date of certificate

3 July 2017

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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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.