

Energy performance certificate (EPC)

Bron Wylfa
Llandderfel
BALA
LL23 7HG

Energy rating

G

Valid until 25 September 2029

Certificate number

0868-2866-7413-9821-0985

Property type

Detached house

Total floor area

216 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of 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).

Properties can be rented 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 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.

The average energy rating and score for a property in England and Wales are D (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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 56% of fixed outlets	Good
Basement	To unheated space, no insulation (assumed)	N/A
Garage	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 431 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in homes produces over a quarter of the UK’s CO₂ emissions.

For an average household	6 tonnes of CO ₂
This property produces	25.0 tonnes of CO ₂
This property’s potential	7.2 tonnes of CO ₂

roduction

making the [recommended changes](#), you could reduce this property's CO2 emissions by 17.8 tonnes per year. This will help 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 G (19) to C (80).

[What is an energy rating?](#)



Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£322

Potential rating after carrying out recommendation 1

24 | F

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,255

Potential rating after carrying out recommendations 1 and 2

49 | E

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£189

Potential rating after carrying out

Recommendations 1 to 3

54 | E

Recommendation 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£51

Potential rating after carrying out recommendations 1 to 4

55 | D

Recommendation 5: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 to 5

55 | D

Recommendation 6: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£115

Potential rating after carrying out recommendations 1 to 6

58 | D

Recommendation 7: Replace boiler with new condensing boiler

condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £200

Potential rating after carrying out recommendations 1 to 7

63 | D

Recommendation 8: Solar water heating

Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £36

Potential rating after carrying out recommendations 1 to 8

64 | D

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost £3,500 - £5,500

Typical yearly saving £299

Potential rating after carrying out recommendations 1 to 9

69 | C

Recommendation 10: Wind turbine

Wind turbine

Typical installation cost £15,000 - £25,000

Typical yearly saving £628

Potential rating after carrying out recommendations 1 to 10



Looking 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

£3748

Potential saving

£2207

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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

56243 kWh per year

Water heating

2355 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Loft insulation

1948 kWh per year

External wall insulation

20434 kWh per year

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

Robert Tucker

Telephone

01654712324

Emailaccounts@epc4u.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/014450

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

26 September 2019

Date of certificate

26 September 2019

Type of assessment[▶ RdSAP](#)

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.
