Energy performance certificate (EPC)

Rhydowen Mill Rhydowen LLANDYSUL SA44 4QD	Energy rating	Valid until:	22 January 2034
	B	Certificate number:	2127-5188-6112-1911-1112
Property type		Detached hou	Jse
Total floor area		231 square metres	

Rules on letting this property

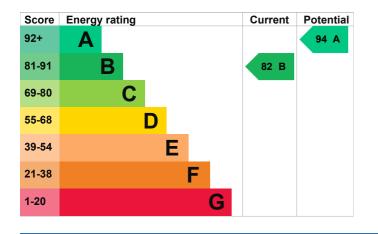
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

This property's energy rating is B. 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, with internal insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	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

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:

- Air source heat pump
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 90 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• PVs or wind turbine present on the property (England, Wales or Scotland) The assessment does not include any feed-in tariffs that may be applicable to this property.

How this affects your energy bills

An average household would need to spend £3,235 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 £182 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 23,243 kWh per year for heating
- 3,019 kWh per year for hot water

Impact on the envi	ronment	This property produces	3.5 tonnes of CO2
This property's environme is B. It has the potential to		This property's potential production	1.3 tonnes of CO2
Properties get a rating from (worst) on how much carb they produce each year. Carbon emissions		You could improve this emissions by making th changes. This will help environment.	ne suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupar People living at the pro different amounts of en	ncy and energy use. operty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£182
2. Wind turbine	£15,000 - £25,000	£1,111

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	Victoria Randall
Telephone	01974202265
Email	victoriarandall@live.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK301152
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 January 2024
Date of certificate	23 January 2024
Type of assessment	RdSAP