

Energy performance certificate (EPC)

Magnet
256 Conway Road
Mochdre
COLWYN BAY
LL28 5DS

Energy rating

E

Valid until: 12 May 2034

Certificate number: 7587-7731-1356-1099-1495

Property type Retail/Financial and Professional Services

Total floor area 820 square metres

Rules on letting this property

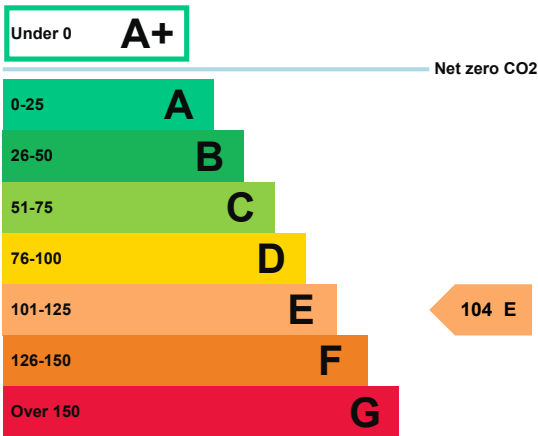
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	6 A
If typical of the existing stock	29 B

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.82
Primary energy use (kWh/m2 per year)	189

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4801-2418-3899-4111-9784\)](#).

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	Sion Jones
Telephone	07565306965
Email	sionwjones@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022716
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Sion Jones
Employer address	9 Mostyn Terrace, LL57 3AB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 May 2024
Date of certificate	13 May 2024
