Energy performance certificate (EPC)

44a, Garreglwyd Park HOLYHEAD LL65 1NW	Energy rating	Valid until:	1 April 2025
		Certificate number:	0128-4048-7264-3945-9960
Property type	Detached house		
Total floor area	123 square metres		

Rules on letting this property

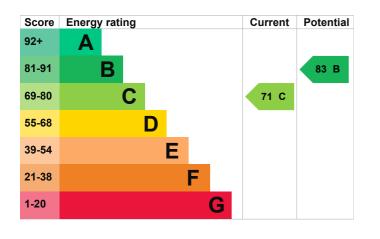
Properties can be let if they have an energy rating from A to E.

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-standard-landlord-guidance).

Energy rating and score

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

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 35% of fixed outlets	Average
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,034 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 £155 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 11,301 kWh per year for heating
- 2,294 kWh per year for hot water

Impact on the env	ironment	This property produces	4.5 tonnes of CO2
This property's environme is D. It has the potential to	1 0	This property's potential production	2.8 tonnes of CO2
Properties get a rating fro (worst) on how much carl 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. perty may use

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£55	£38
2. Condensing boiler	£2,200 - £3,000	£78
3. Solar water heating	£4,000 - £6,000	£38
4. Solar photovoltaic panels	£5,000 - £8,000	£289

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	Mark Banham
Telephone	01484 773272
Email	banham@propertysearchgroup.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	Stroma Certification Ltd
Assessor's ID	STRO006474
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	2 April 2015
Date of certificate	2 April 2015
Type of assessment	RdSAP