

Energy performance certificate (EPC)

Y Llety Deiniolen CAERNARFON LL55 3LU	Energy rating G	Valid until: 3 November 2024
		Certificate number: 0848-2993-7209-2494-6974

Property type Detached bungalow

Total floor area 55 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 let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	6 G	

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
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Poor
Main heating	Electric storage heaters	Average
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 1436 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- 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 **£2,128 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 £1,224 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 22,385 kWh per year for heating
- 4,192 kWh per year for hot water

Impact on the environment

This property's 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 (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces	14.0 tonnes of CO2
This property's potential production	4.8 tonnes of CO2

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?](#)

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£773
Potential rating after completing step 1	30 F

Step 2: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£125
Potential rating after completing steps 1 and 2	35 F

Step 3: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£31
Potential rating after completing steps 1 to 3	36 F

Step 4: Fan assisted storage heaters and dual immersion cylinder

Typical installation cost	£900 - £1,200
Typical yearly saving	£237
Potential rating after completing steps 1 to 4	47 E

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 5	49 E

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£18
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Potential rating after completing steps 1 to 6
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**50 E**

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
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Typical yearly saving	£264
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Potential rating after completing steps 1 to 7
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**64 D**

Step 8: Wind turbine

Typical installation cost	£1,500 - £4,000
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Typical yearly saving	£95
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Potential rating after completing steps 1 to 8
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**68 D**

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	Nigel Heckman
Telephone	01745 812040
Email	nigelheckman@btopenworld.com

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER002894
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 November 2014
Date of certificate	4 November 2014
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 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC)

Ffridd Elen Deiniolen CAERNARFON LL55 3LU	Energy rating G	Valid until: 3 November 2024
		Certificate number: 8134-7629-2909-2934-3906

Property type Detached bungalow

Total floor area 119 square metres

Rules on letting this property

! You may not be able to let this property

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69-80	C		
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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, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, LPG	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 327 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- 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 **£2,921 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 £880 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 23,323 kWh per year for heating
- 2,291 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	8.4 tonnes of CO2
This property's potential production	4.6 tonnes of CO2

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?](#)

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£477
Potential rating after completing step 1	30 F

Step 2: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£197
Potential rating after completing steps 1 and 2	34 F

Step 3: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£42
Potential rating after completing steps 1 to 3	35 F

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£90
Potential rating after completing steps 1 to 4	37 F

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£74
Potential rating after completing steps 1 to 5	39 E

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£264

Potential rating after completing steps 1 to 6

46 E

Step 7: Wind turbine**Typical installation cost** £1,500 - £4,000**Typical yearly saving** £95**Potential rating after completing steps 1 to 7**

49 E

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.

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