

# Energy performance certificate (EPC)

Bwlch Mawr  
Pentredwr  
LLANGOLLEN  
LL20 8DN

Energy rating

G

Valid until: 27 April 2032

Certificate number: 8500-7835-0322-6125-3423

Property type: Detached house  
Total floor area: 196 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 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
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, wood logs	Poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Oil range cooker, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. 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:

- Biomass main heating
- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 576 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
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## How this affects your energy bills

An average household would need to spend **£5,559 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 £3,520 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 55,053 kWh per year for heating
- 3,505 kWh per year for hot water

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### Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 4.1 tonnes of CO<sub>2</sub>

This property's potential production -0.9 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

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### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£1,058
2. Room-in-roof insulation	£1,500 - £2,700	£622
3. Internal or external wall insulation	£4,000 - £14,000	£1,500
4. Floor insulation (suspended floor)	£800 - £1,200	£88
5. Floor insulation (solid floor)	£4,000 - £6,000	£146

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£35	£40
7. Solar water heating	£4,000 - £6,000	£66
8. Solar photovoltaic panels	£3,500 - £5,500	£333
9. Wind turbine	£15,000 - £25,000	£695

## 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 by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency)

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## 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	Anthony Gillam
Telephone	07794592872
Email	<a href="mailto:epcoswestry@gmail.com">epcoswestry@gmail.com</a>

### 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/023964
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	27 April 2022
Date of certificate	28 April 2022
Type of assessment	<a href="#">RdSAP</a>

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