

Energy performance certificate (EPC)

Minffordd
Penmaenpool
DOLGELLAU
LL40 1YE

Energy rating

F

Valid until: 21 May 2033

Certificate number: 0300-3525-7322-7026-0573

Property type

Detached house

Total floor area

91 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. 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. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	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, insulated	Average
Window	Some double glazing	Poor
Main heating	Room heaters, dual fuel (mineral and wood)	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 469 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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

An average household produces 6 tonnes of CO₂

This property produces 9.3 tonnes of CO₂

This property's potential production 1.2 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£932
2. Floor insulation (solid floor)	£4,000 - £6,000	£85
3. Low energy lighting	£15	£21
4. Solar water heating	£4,000 - £6,000	£105
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£125
6. Solar photovoltaic panels	£3,500 - £5,500	£360
7. Wind turbine	£15,000 - £25,000	£730

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2205
--	-------

Potential saving if you complete every step in order	£1268
--	-------

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	24063 kWh per year
---------------	--------------------

Water heating	1606 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Solid wall insulation	11691 kWh per year
-----------------------	--------------------

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Gwyn Hennessey
Telephone	01407728101
Email	gwyn.hennessey@egnienergysolutions.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO037035
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	22 May 2023
Date of certificate	22 May 2023
Type of assessment	RdSAP
