English | [Cymraeg](#)

Energy performance certificate (EPC)

Rhydlas Isaf LLANRHYSTUD SY23 5EQ	Energy rating **E**	**Valid until:** **4 October 2029**
		Certificate number: **0548-9910-6260-9661-2910**

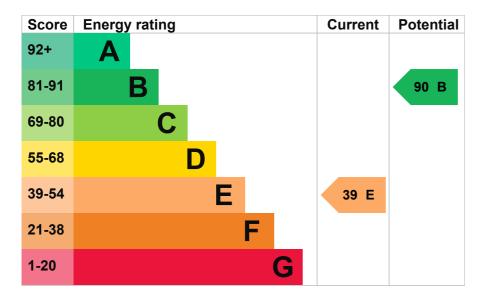| Property type	Detached house
Total floor area	136 square metres

Rules on letting this property

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

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).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	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, 300 mm loft insulation	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very 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 290 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£1,629 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 £716 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 22,151 kWh per year for heating
- 3,660 kWh per year for hot water

Impact on the environment

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

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	10.0 tonnes of CO2
This property's potential production	2.6 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£49
Potential rating after completing step 1	41 E

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£500
Potential rating after completing steps 1 and 2	60 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£61
Potential rating after completing steps 1 to 3	62 D

Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£55
Potential rating after completing steps 1 to 4	65 D

Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£51
Potential rating after completing steps 1 to 5	67 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£311

Potential rating after completing steps 1 to 6	74 C

Step 7: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£628
Potential rating after completing steps 1 to 7	90 B

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). 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	Victoria Randall
Telephone	07739331233
Email	victoriarandall@live.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	ECMK
Assessor's ID	ECMK301152
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 October 2019
Date of certificate	5 October 2019
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9108-9010-6267-9963-2914 (/energy-certificate/9108-9010-6267-9963-2914)
Valid until	10 March 2027
Certificate number	0138-9010-6267-9262-2914 (/energy-certificate/0138-9010-6267-9262-2914)
Expired on	6 March 2022

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