

Energy performance certificate (EPC)

34 COMMERCIAL STREET ABERDARE CF44 7RW	Energy rating <h2 style="font-size: 2em; margin: 0;">D</h2>	Valid until: 2 October 2032 <hr/> Certificate number: 4402-5446-2477-6410-8593
--	--	---

Property type A1/A2 Retail and Financial/Professional services

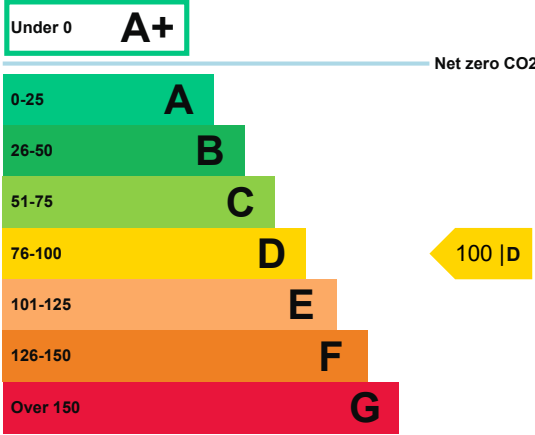
Total floor area 204 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	70 C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	101.79
Primary energy use (kWh/m ² per year)	602

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1344-0962-9497-3233-5863\)](#).

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	J M Edwards
Telephone	01443 434 040
Email	surveys@edwardssurveyors.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA170207
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Edwards Surveyors Ltd
Employer address	6 Park Place, Tonypany, Rhondda, CF401BA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 September 2022
Date of certificate	3 October 2022
