

Energy performance certificate (EPC)

3, Glantorvan Terrace
Tillery Road
ABERTILLERY
NP13 1JB

Energy rating

F

Valid until: **27 January 2026**

Certificate number: **0847-2828-7496-9126-4231**

Property type

end-terrace house

Total floor area

138 square metres

Rules on letting this property



You may not be able to let this property

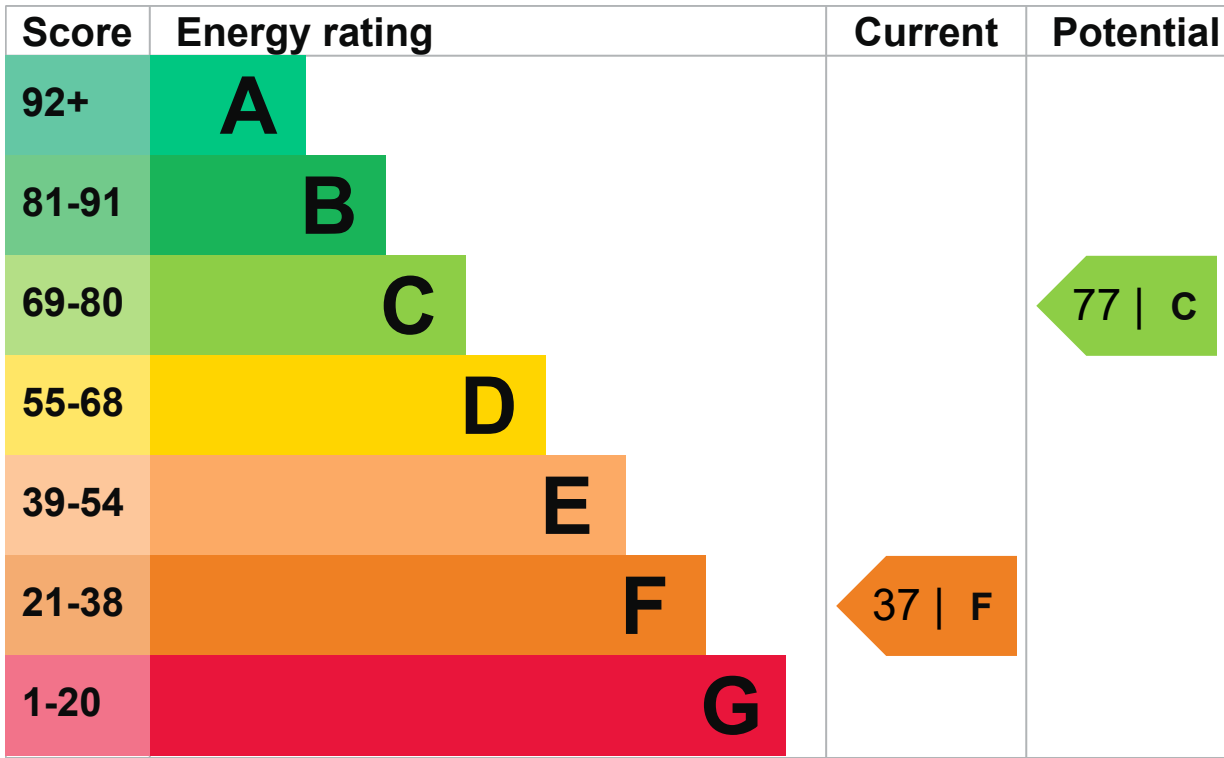
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-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 efficiency rating for this property

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

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



The graph shows this property’s current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

| Feature | Description | Rating |
|---------|---|-----------|
| Wall | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 15% of fixed outlets | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 531 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

13.0 tonnes of CO₂

This property's potential production

4.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 8.1 tonnes per year. This will help to protect the environment.

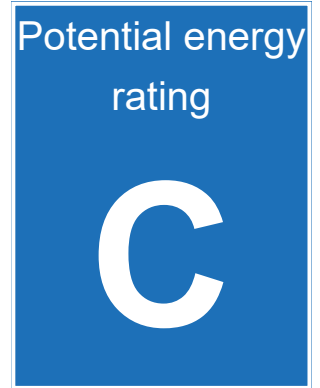
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (37) to C (77).

► [Do I need to follow these steps in order?](#)



Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£736

Potential rating after completing step 1

54 | E

Step 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£64

Potential rating after completing steps 1 and 2

55 | D

Step 3: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£96

Potential rating after completing steps 1 to 3

57 | D

Step 4: Low energy lighting

Low energy lighting

Typical installation cost

£55

Typical yearly saving

£52

Potential rating after completing steps 1 to 4

58 | D

Step 5: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£248

Potential rating after completing steps 1 to 5

64 | D

Step 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£140

Potential rating after completing steps 1 to 6

67 | D

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£107

Potential rating after completing steps 1 to 7

69 | C

Step 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£276

Potential rating after completing steps 1 to 8

77 | C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2736

Potential saving

£1444

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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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 | 40929 kWh per year |
| Water heating | 2310 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|------------------------|------------------------|
| Loft insulation | 4365 kWh per year |
| Cavity wall insulation | 771 kWh per year |
| Solid wall insulation | 14139 kWh per year |

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

Shaun Barugh

Telephone

01495321325

Emailh3nry36@yahoo.co.uk

Accreditation scheme contact details**Accreditation scheme**Stroma Certification Ltd

Assessor IDSTRO004022

Telephone0330 124 9660

Emailcertification@stroma.com

Assessment details**Assessor's declaration**No related party

Date of assessment28 January 2016

Date of certificate28 January 2016

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.