

# Energy performance certificate (EPC)

Danygraig Pantteg Ystalyfera SWANSEA SA9 2BU	Energy rating <b>G</b>	Valid until: <b>7 February 2029</b>
		Certificate number: <b>8804-7646-1229-0507-8213</b>

## Property type

Detached house

## Total floor area

155 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. 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 G. It has the potential to be F.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		36   F
1-20	G	1   G	

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation	Very poor

Feature	Description	Rating
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Room heaters, wood logs	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	Low energy lighting in 19% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	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

## Primary energy use

The primary energy use for this property per year is 1084 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [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 E. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

## An average household produces

6 tonnes of CO<sub>2</sub>

## This property produces

7.4 tonnes of CO<sub>2</sub>

## This property's potential production

2.3 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 5.1 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 G (1) to F (36).

Potential energy rating

**F**

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

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£416

Potential rating after completing step 1

1 | G

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### Step 2: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£268

Potential rating after completing steps 1 and 2

1 | G

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### Step 3: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£585

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Potential rating after completing steps 1 to 3

1 | G

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## Step 4: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£2,398

Potential rating after completing steps 1 to 4

14 | G

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## Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£284

Potential rating after completing steps 1 to 5

18 | G

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## Step 6: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£197

Potential rating after completing steps 1 to 6

21 | F

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## Step 7: Low energy lighting

Typical installation cost

£65

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Typical yearly saving

£38

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Potential rating after completing steps 1 to 7

21 | F

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## Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£201

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Potential rating after completing steps 1 to 8

24 | F

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## Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

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Typical yearly saving

£386

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Potential rating after completing steps 1 to 9

31 | F

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## Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

## Typical yearly saving

£306

## Potential rating after completing steps 1 to 10

36 | F

## 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

£7801

### Potential saving if you complete every step in order

£4774

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	47574 kWh per year
Water heating	3607 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2815 kWh per year
Solid wall insulation	16206 kWh per year

## Saving energy in this property

[Find ways to save energy in your home.](#)



## 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

Wesley Drew

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### Telephone

07814 863 929

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### Email

[wesleydrew@greenhousecardiff.co.uk](mailto:wesleydrew@greenhousecardiff.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/001899

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

4 February 2019

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**Date of certificate**

8 February 2019

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**Type of assessment**

▶ [RdSAP](#)

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**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](mailto: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.