

# Energy performance certificate (EPC)

25, New Road  
Ystradowen  
SWANSEA  
SA9 2FA

Energy rating

**F**

Valid until: **10 August 2027**

Certificate  
number: **2138-5061-7233-5433-4980**

## Property type

Detached house

## Total floor area

114 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F	22   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

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
Roof	Pitched, 100 mm loft insulation	Average
Window	Some double glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
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, anthracite	N/A

## Primary energy use

The primary energy use for this property per year is 452 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 G. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### An average household produces

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

### This property produces

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

### This property's potential production

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

You could improve this property's CO<sub>2</sub> 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.

Improve this property's energy rating

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

---

## Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

---

Typical yearly saving

£33

---

Potential rating after completing step 1

23 | F

---

## Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

---

Typical yearly saving

£759

---

Potential rating after completing steps 1 and 2

51 | E

---

## Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

---

Typical yearly saving

£64

---

Potential rating after completing steps 1 to 3

54 | E

---

## Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

**Typical installation cost**

£15 - £30

---

**Typical yearly saving**

£18

---

**Potential rating after completing steps 1 to 4**

**55 | D**

---

## Step 5: Hot water cylinder thermostat

**Typical installation cost**

£200 - £400

---

**Typical yearly saving**

£17

---

**Potential rating after completing steps 1 to 5**

**56 | D**

---

## Step 6: Heating controls (room thermostat)

**Typical installation cost**

£350 - £450

---

**Typical yearly saving**

£57

---

**Potential rating after completing steps 1 to 6**

**59 | D**

---

## Step 7: Replace boiler with new condensing boiler

**Typical installation cost**

£2,200 - £3,000

---

**Typical yearly saving**

£98

---

**Potential rating after completing steps 1 to 7**

64 | D

---

## **Step 8: Solar water heating**

**Typical installation cost**

£4,000 - £6,000

---

**Typical yearly saving**

£39

---

**Potential rating after completing steps 1 to 8**

66 | D

---

## **Step 9: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

---

**Typical yearly saving**

£72

---

**Potential rating after completing steps 1 to 9**

69 | C

---

## **Step 10: Solar photovoltaic panels, 2.5 kWp**

**Typical installation cost**

£5,000 - £8,000

---

**Typical yearly saving**

## Potential rating after completing steps 1 to 10

78 | C

## 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

£1908

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

£1156

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	26348 kWh per year
Water heating	3923 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	561 kWh per year
Solid wall insulation	12722 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

Roger Roberts

---

### Telephone

01639 841426

---

### Email

[surveys@rogerroberts.co.uk](mailto:surveys@rogerroberts.co.uk)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/005932

---

### Telephone

01455 883 250

---

### Email

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

---

## Assessment details

### Assessor's declaration

Relative of the professional dealing with the property transaction

---

### Date of assessment

27 July 2017

---

### Date of certificate



11 August 2017

---

## 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](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.