

Energy performance certificate (EPC)

Llys Y Grug Wallis HAVERFORDWEST SA62 5RB	Energy rating	Valid until: 20 March 2034
	E	Certificate number: 9034-8827-2300-0500-0226

Property type	Semi-detached house
Total floor area	74 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Good
Roof	Roof room(s), ceiling insulated	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 558 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,557 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 £1,193 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 10,998 kWh per year for heating
- 2,077 kWh per year for hot water

Impact on the environment

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

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	7.1 tonnes of CO2
This property's potential production	2.7 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.

Changes you could make

► [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 £608

Potential rating after completing step 1 **55 D**

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £96

Potential rating after completing steps 1 and 2 **57 D**

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £123

Potential rating after completing steps 1 to 3 **60 D**

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £50

Potential rating after completing steps 1 to 4 **61 D**

Step 5: Low energy lighting

Typical installation cost £15

Typical yearly saving £35

Potential rating after completing steps 1 to 5 **61 D**

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving	£235
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Potential rating after completing steps 1 to 6

66 D

Step 7: High performance external doors

Typical installation cost	£1,000
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Typical yearly saving	£47
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Potential rating after completing steps 1 to 7

67 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£647
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Potential rating after completing steps 1 to 8

79 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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	Richard Brown
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010042
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 March 2024
Date of certificate	21 March 2024
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).

Certificate number	9137-8820-2309-0585-0202 (/energy-certificate/9137-8820-2309-0585-0202)
Valid until	4 October 2033
Certificate number	0966-2895-7327-2490-6045 (/energy-certificate/0966-2895-7327-2490-6045)
Valid until	27 February 2030

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