

# Energy performance certificate (EPC) recommendation report

Siop Uned 2  
33 Station Road  
AMMANFORD  
SA18 2DB

Report number  
**0275-8215-0425-6376-7834**

Valid until  
**27 March 2035**

## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5523-2776-2738-3100-8563\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	High
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing PV.	Low

## Property and report details

Report issued on

28 March 2025

Total useful floor area	27 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Robin gerard
Telephone	07796 424191
Email	<a href="mailto:dyfedenergy@gmail.com">dyfedenergy@gmail.com</a>
Employer's name	Dyfed Energy Assessment
Employer's address	Pontyates, Llanelli
Assessor ID	QUID200713
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclq.digital-services@communities.gov.uk](mailto:mhclq.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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