

Energy performance certificate (EPC)

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|---|----------------------------------|--|
| 20 Pontardulais Road Gorseinon SWANSEA SA4 4FE | Energy rating E | Valid until: 27 March 2033 |
| | | Certificate number: 3770-2924- 8761-0374- 7052 |
| Property type | | Retail/Financial and Professional Services |
| Total floor area | | 105 square metres |

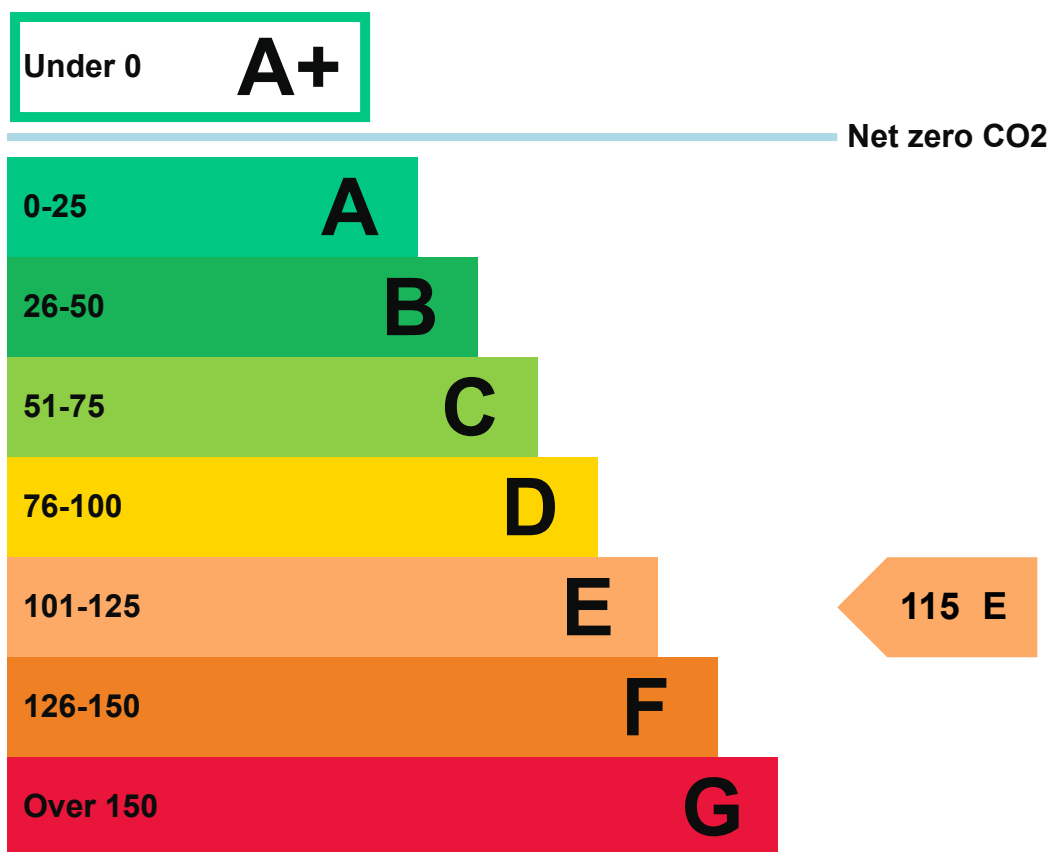
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

133 F

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

| | |
|---|-------|
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 51.98 |
| Primary energy use (kWh/m ² per year) | 312 |

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1236-2395-1892-8627-3477\)](/energy-certificate/1236-2395-1892-8627-3477).

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 | Stephen Howlett |
| Telephone | 07968 965 377 |
| Email | s.p.howlett@mail.com |

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/026522 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

Employer

Employer address

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

23 March 2023

Date of certificate

28 March 2023

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

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