

Energy performance certificate (EPC)

2 Bontfaen Forge MACHYNLLETH SY20 8RN	Energy rating <div>E</div>	Valid until: 27 October 2033
		Certificate number: 2104-4713-2121-4181-2111

Property type	Mid-terrace house
Total floor area	76 square metres

Rules on letting this property

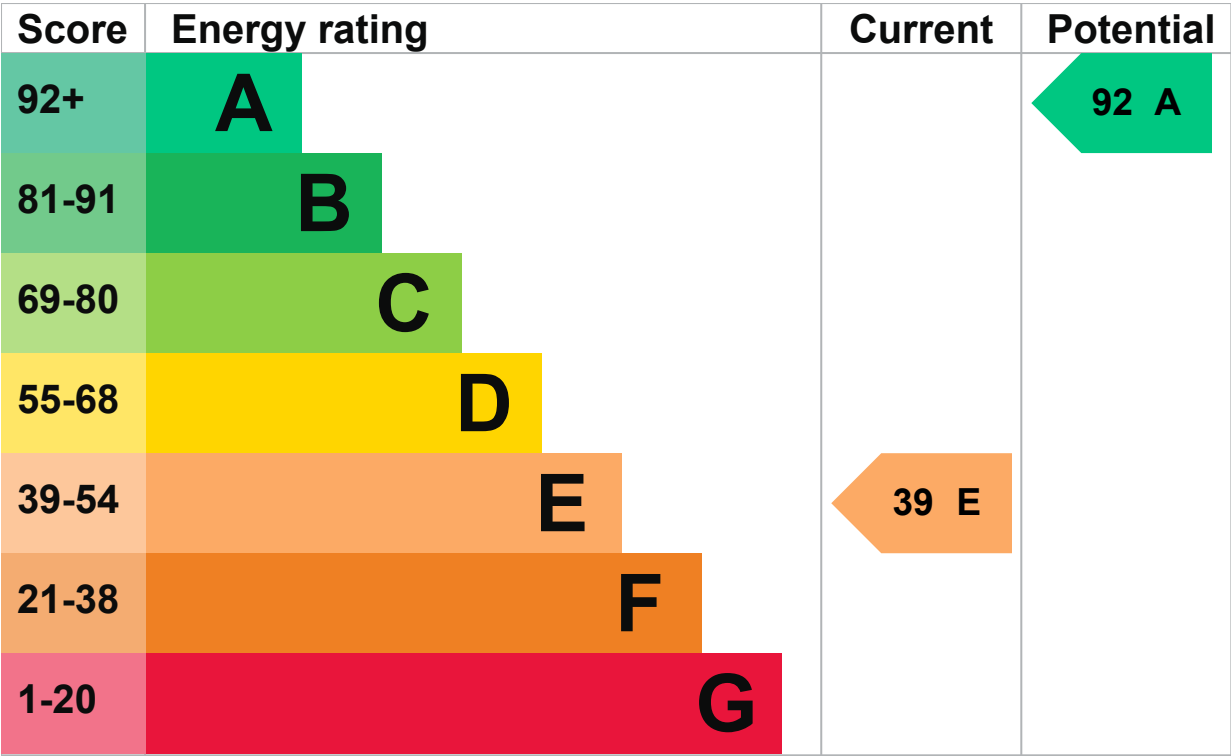
Properties can be let if they have an energy rating from A to E.

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 A.

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



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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Room heaters, electric	Very poor

Feature	Description	Rating
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. 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 secondary heating

Primary energy use

The primary energy use for this property per year is 414 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,699 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 £2,706 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 8,719 kWh per year for heating
- 1,878 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

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	4.8 tonnes of CO2
This property's potential production	2.2 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.

Steps you could take to save energy

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

Step 1: Internal wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£892
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Potential rating after completing step 1	54 E
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Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£73
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Potential rating after completing steps 1 and 2	55 D
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Step 3: Draught proofing

Typical installation cost	£80 - £120
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Typical yearly saving	£63
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Potential rating after completing steps 1 to 3	56 D
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Step 4: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost	£1,600 - £2,400
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Typical yearly saving	£1,504
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**Potential rating after completing
steps 1 to 4**

76 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£74

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

78 C

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£100

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

80 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£713

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

92 A

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Victoria Randall
Telephone	01974202265
Email	victoriarandall@live.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	ECMK
Assessor's ID	ECMK301152
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2023
Date of certificate	28 October 2023
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8659-6723-8490-6852-1922 \(/energy-certificate/8659-6723-8490-6852-1922\)](#)

Expired on

21 July 2021



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

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