

# Energy performance certificate (EPC)

|   |                                  |   |
|---|----------------------------------|---|
| 604 Mumbles Road<br>Mumbles<br>SWANSEA<br>SA3 4DL | Energy<br>rating<br><br><b>B</b> | Valid until: <b>18 November 2035</b>                |
|   |                                  | Certificate number: <b>8124-9887-0867-6699-2702</b> |

|                  |   |
|------------------|---|
| Property type    | Restaurants and Cafes/Drinking Establishments/Takeaways |
| Total floor area | 61 square metres  |

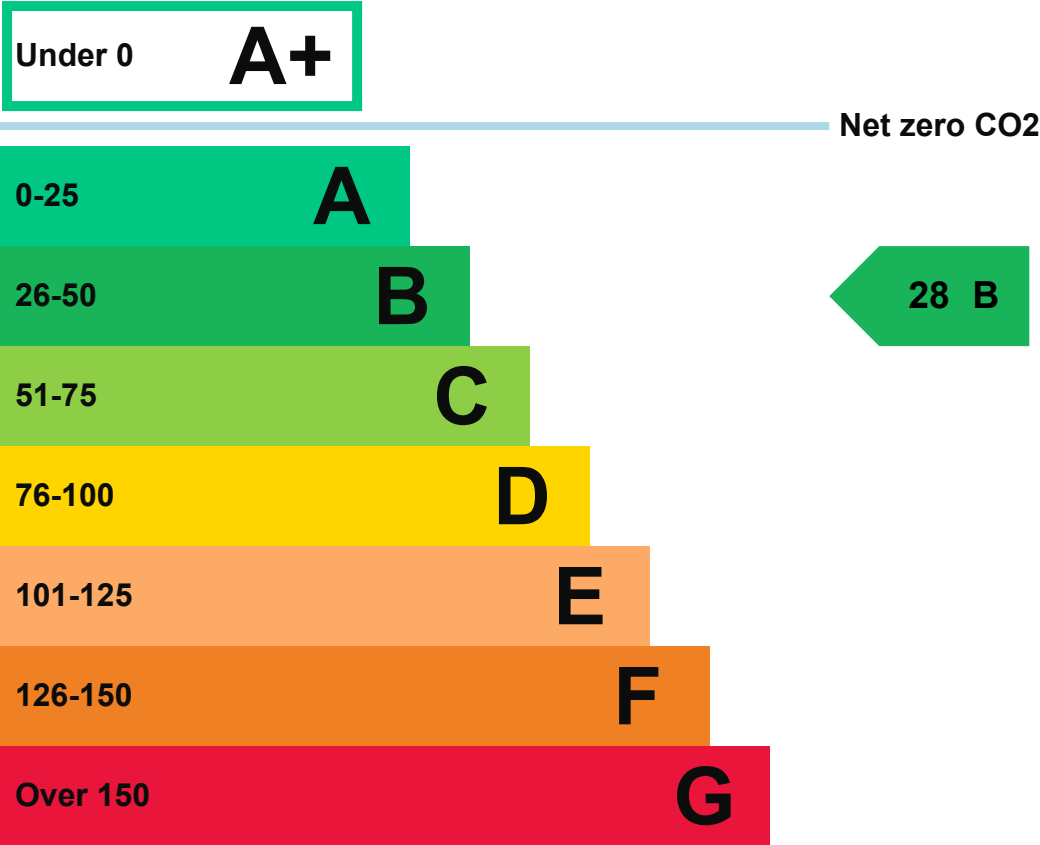
## Rules on letting this property

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 B.



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                   | 22 A  |
| If typical of the existing stock | 100 D |

## Breakdown of this property’s energy performance

|                      |                                 |
|----------------------|---------------------------------|
| Main heating fuel    | Grid Supplied Electricity       |
| Building environment | Heating and Natural Ventilation |

|   |       |
|---|-------|
| <b>Assessment level</b>   | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 46.67 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 498   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0221-8034-0224-8534-2739\)](/energy-certificate/0221-8034-0224-8534-2739).

## 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.

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Christopher Dixon  |
| <b>Telephone</b>       | 07885637443  |
| <b>Email</b>           | <a href="mailto:cm_dixon@hotmail.co.uk">cm_dixon@hotmail.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/022268   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                        |   |
|------------------------|---|
| Employer               | Pen-y-Bont EPC & SAP                                      |
| Employer address       | 22 Tyn y Bettws Close, Bettws, Bridgend, CF32 8YF         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 17 November 2025  |
| Date of certificate    | 19 November 2025  |

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

|                    |   |
|--------------------|---|
| Certificate number | <a href="#">9670-3049-0274-0500-7621 (/energy-certificate/9670-3049-0274-0500-7621)</a> |
| Expired on         | 31 July 2024  |



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

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

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