Energy performance certificate (EPC)			
Murmur-Y-Coed Cynheidre LLANELLI	Energy rating	Valid until:	27 January 2033
LLANELLI SA15 5YE		Certificate number:	2803-0437-8002-1829-0602
Property type Detached bungalow			
Total floor area	124 square metres		

# Rules on letting this property

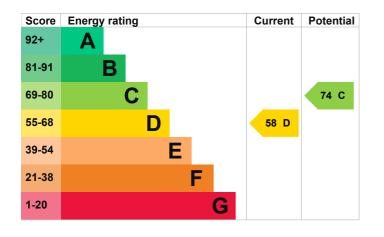
Properties can be let if they have an energy rating from A to E.

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).

# **Energy rating and score**

This property's energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 196 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£988 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 £168 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:

- 13,650 kWh per year for heating
- 3,476 kWh per year for hot water

# Impact on the environment

produces

This property's environmenta has the potential to be D.	impact rating is E. It	This property's potential production	4.2 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C0 year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ener	gy use. People living at
An average household	6 tonnes of CO2	the property may use different amounts of energy	it amounts of energy.

This property produces

6.4 tonnes of CO2

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£88
2. Heating controls (room thermostat)	£350 - £450	£45
3. Solar water heating	£4,000 - £6,000	£35
4. Solar photovoltaic panels	£3,500 - £5,500	£362

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

#### Help paying for energy saving improvements

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

- Free energy saving improvements: <u>Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

# 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	Steven Rees
Telephone	0203 397 8220
Email	hello@propcert.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	Quidos Limited	
Assessor's ID	QUID206749	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
Email	info@quidos.co.uk	

## About this assessment

Assessor's declaration	No related party
Date of assessment	28 January 2023
Date of certificate	28 January 2023
Type of assessment	RdSAP