

# Energy performance certificate (EPC)

45 Gelligaled Road  
Ystrad  
PENTRE  
CF41 7RQ

Energy rating

**E**

Valid until:

**3 December 2033**

Certificate  
number:

**2395-4999-8796-4457-  
7597**

Property type

Offices and Workshop Businesses

Total floor area

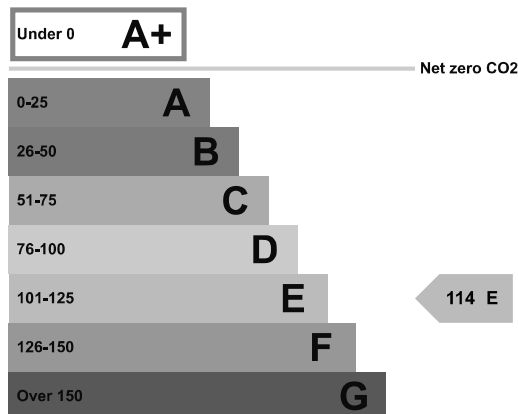
69 square metres

## Rules on letting this property

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

## 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

**21 A**

If typical of the existing stock

**99 D**

## 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 <sub>2</sub> /m <sup>2</sup> per year)	40.54
Primary energy use (kWh/m <sup>2</sup> per year)	266

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2106-9230-0961-0478-5694\)](/energy-certificate/2106-9230-0961-0478-5694).

## 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	Christopher Dixon
Telephone	07885637443
Email	<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.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022268
Telephone	01455 883 250
Email	<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	29 November 2023
Date of certificate	4 December 2023