

# Energy performance certificate (EPC)

Morris Arms  
Llangyfelach Road  
Treboeth  
SWANSEA  
SA5 9LN

Energy rating

**D**

Valid until: **10 June 2035**

Certificate number: **3357-3678-6804-4109-0386**

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

374 square metres

## Rules on letting this property

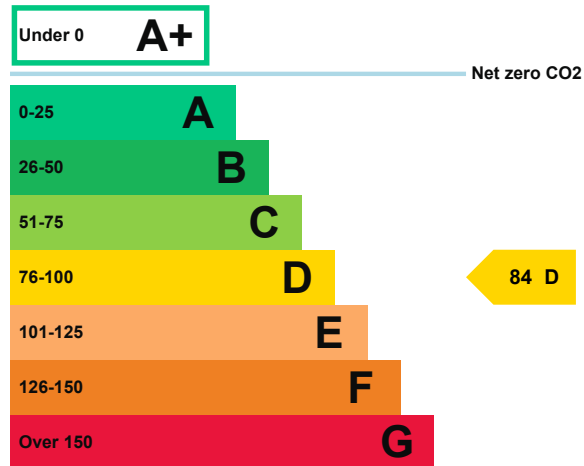
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

31 B

If typical of the existing stock

142 F

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## 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)	96.03
Primary energy use (kWh/m <sup>2</sup> per year)	575

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0606-3169-0759-6605-9246\)](/energy-certificate/0606-3169-0759-6605-9246).

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## 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	Kevin McGrath
Telephone	07789982237
Email	<a href="mailto:kevin.mcgrath@ntlworld.com">kevin.mcgrath@ntlworld.com</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/019664
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	K & M Energy Surveys Ltd
Employer address	37 Ton Road, Cwmbran, Torfaen, NP44 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 May 2025
Date of certificate	11 June 2025

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