

Energy performance certificate (EPC)

4 Marble Terrace LLANDYSUL SA44 4DB	Energy rating E	Valid until:	13 August 2036
		Certificate number:	5406-6996-3002-0098-4006

Property type

Mid-terrace house

Total floor area

116 square metres

Rules on letting this property

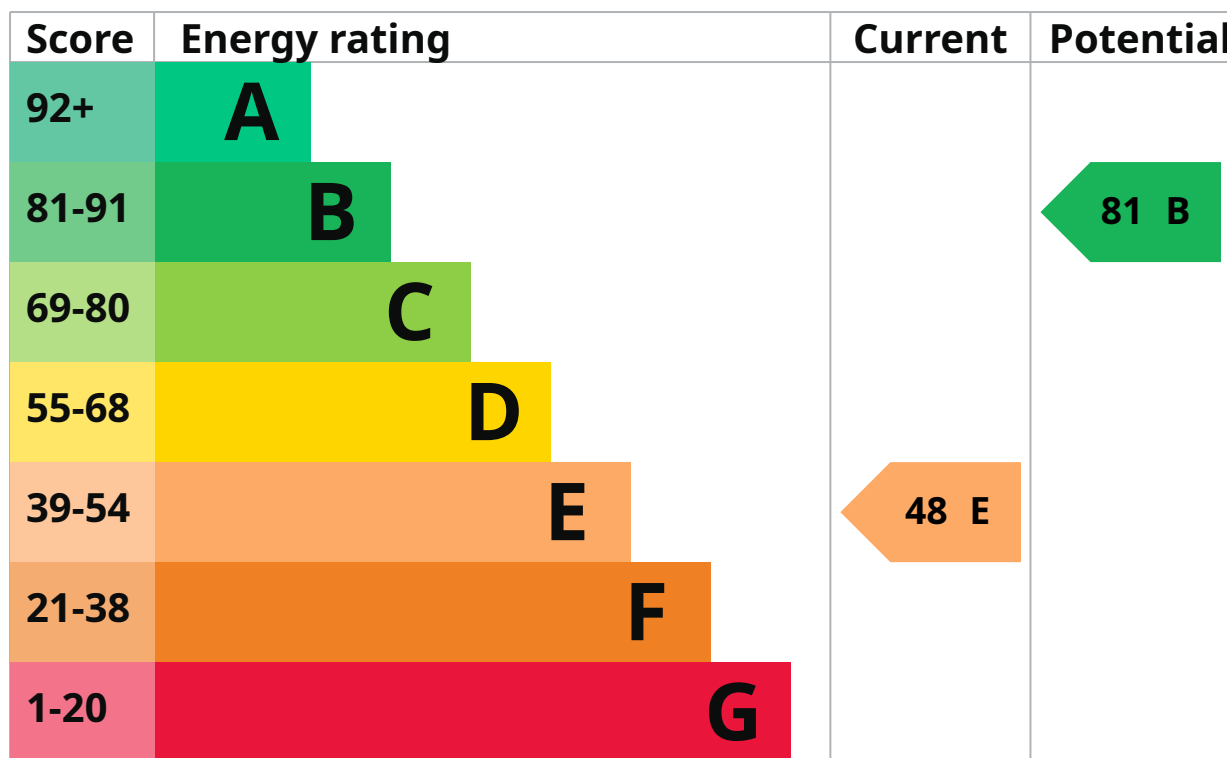
Properties can be let if they have an energy rating from A to E.

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 B.

[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	Sandstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Flat, limited insulation	Very poor
Roof	Roof room(s), insulated	Good
Window	Partial double glazing	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Poor
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	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 main heating

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£2,349 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 £1,051 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 16,829 kWh per year for heating
- 3,818 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

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

1.1 tonnes of CO₂

This property's potential production

0.4 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: Flat roof or sloping ceiling insulation

Typical installation cost

£900 - £1,200

Typical yearly saving

£59

Potential rating after completing step 1

50 E

Step 2: Room-in-roof insulation

Typical installation cost

£900 - £1,200

Typical yearly saving

£139

Potential rating after completing steps 1 and 2

53 E

Step 3: Cavity wall insulation

Typical installation cost

£900 - £1,500

Typical yearly saving

£113

Potential rating after completing steps 1 to 3

56 D

Step 4: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£161

Potential rating after completing steps 1 to 4

60 D

Step 5: Floor insulation (suspended floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£171

Potential rating after completing steps 1 to 5

65 D

Step 6: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£20 - £40

Typical yearly saving

£49

Potential rating after completing steps 1 to 6

66 D

Step 7: Draught proofing

Typical installation cost

£150 - £250

Typical yearly saving

£42

Potential rating after completing steps 1 to 7**66 D****Step 8: Low energy lighting****Typical installation cost**

£300 - £350

Typical yearly saving

£41

Potential rating after completing steps 1 to 8**67 D****Step 9: Heating controls (thermostatic radiator valves)**

Heating controls (TRVs)

Typical installation cost

£220 - £250

Typical yearly saving

£51

Potential rating after completing steps 1 to 9**68 D****Step 10: Solar water heating****Typical installation cost**

£4,000 - £7,000

Typical yearly saving

£104

Potential rating after completing steps 1 to 10**70 C**

Step 11: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£4,500 - £6,000

Typical yearly saving

£70

Potential rating after completing steps 1 to 11**72 C**

Step 12: High performance external doors**Typical installation cost**

£2,700 - £3,600

Typical yearly saving

£49

Potential rating after completing steps 1 to 12**73 C**

Step 13: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£8,000 - £10,000

Typical yearly saving

£300

Potential rating after completing steps 1 to 13

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](#)
- 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

Robin Gerard

Telephone

07796 424191

Email

dyfedenergy@gmail.com

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

QUID200713

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

14 August 2026

Date of certificate

14 August 2026

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

[2118-6044-6215-6312-0990 \(/energy-certificate/2118-6044-6215-6312-0990\)](/energy-certificate/2118-6044-6215-6312-0990)

Expired on

29 May 2022

Certificate number

[0669-2817-6441-0021-1491 \(/energy-certificate/0669-2817-6441-0021-1491\)](/energy-certificate/0669-2817-6441-0021-1491)

Expired on

23 April 2019



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