Energy performance certificate (EPC)

2 Bro Celynin Bronwydd Arms CARMARTHEN SA33 6BA Energy rating

D

Valid until: 6 December 2031

Certificate number:

1021-0425-0867-5092-0963

Property type

Detached bungalow

Total floor area

110 square metres

Rules on letting this property

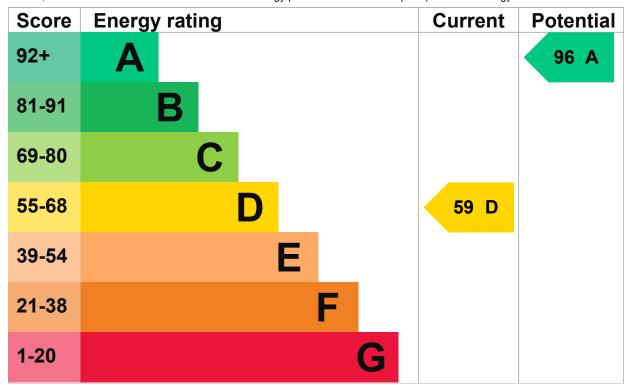
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be A.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 71% of fixed outlets	Very good

Feature	Description	Rating
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).

What is primary energy use?

How this affects your energy bills

An average household would need to spend £884 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 £220 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,540 kWh per year for heating
- 3,327 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

5.6 tonnes of CO2

This property's potential production

1.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Do I need to follow these steps in order?

Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£84

Potential rating after completing step 1

64 D

Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£19

Potential rating after completing steps 1 and 2

65 D

Step 3: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£21

Potential rating after completing steps 1 to 3

65 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£52

Potential rating after completing steps 1 to 4

68 D

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£43

Potential rating after completing steps 1 to 5

70 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£351

Potential rating after completing steps 1 to 6

78 C

Step 7: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£684

Potential rating after completing steps 1 to 7



Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Christopher Amos

Telephone

07930146411

Email

chrisamosepc@gmail.com

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID205632

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

5 December 2021

Date of certificate

7 December 2021

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8302-8589-8029-4126-2193 (/energy-certificate/8302-8589-8029-4126-2193)

Expired on

27 September 2021