

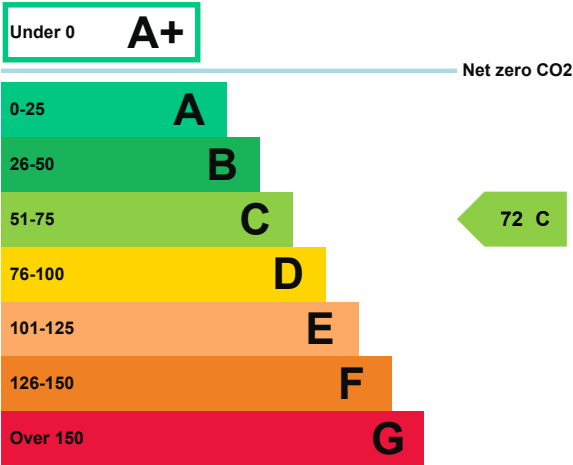
Energy performance certificate (EPC)

2 Cardinal O’Fiaich Square CROSSMAGLEN BT35 9AA	Energy rating <div>C</div>	Valid until: 6 April 2035
		Certificate number: 7717-3391-4744-7427-9174

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	69 square metres

Energy rating and score

This property’s energy rating is C.



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	32 B
If typical of the existing stock	85 D

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	92.49
Primary energy use (kWh/m ² per year)	419

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5038-7291-2674-6684-6872\)](/energy-certificate/5038-7291-2674-6684-6872).

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	Chris Branagan
Telephone	07561409857
Email	info@cbenergy.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011861
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CB NRG Ltd
Employer address	103a Rostrevor Road Hilltown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 April 2025
Date of certificate	7 April 2025