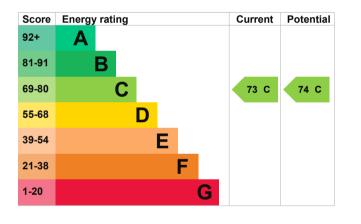
Energy performance certificate (EPC)				
2 An Caireal Ard Belleeks NEWRY BT35 7RB	Energy rating	Valid until: 24 August 2033 Certificate number: 2141-3029-8208-3107-7204		
Property type	Detached bungalow			
Total floor area		98 square metres		

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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 Northern Ireland:

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, filled cavity	Good
Roof	Pitched, 400+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,176 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 £69 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the enviro	onment	This property produces	3.6 tonnes of CO2
This property's current envir rating is D. It has the potent	•	This property's potential	3.6 tonnes of CO2
		production	
Properties get a rating from on how much carbon dioxid			
produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household 6 tonnes of CO2 produces		These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts	
		of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£69
2. Solar water heating	£4,000 - £6,000	£66
3. Solar photovoltaic panels	£3,500 - £5,500	£623

Help 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.

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
Telephone
Email

Kathleen Bellew 00353868410785 kathleenbellew@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/019556 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 24 August 2023 25 August 2023 RdSAP