

Energy performance certificate (EPC)

65 Glasdrumman Road Crossmaglen NEWRY BT35 9DY	Energy rating F	Valid until: 5 April 2033
		Certificate number: 0240-3025-0204-8527-7204

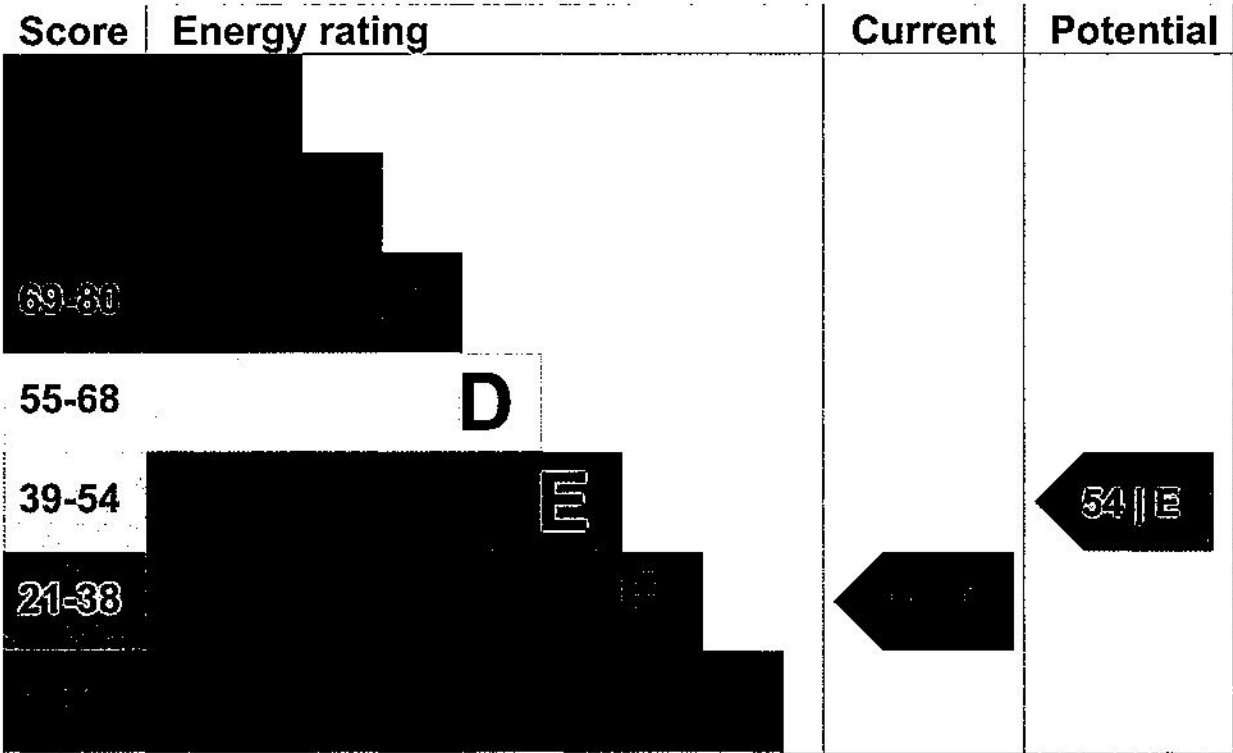
Property type
Detached house

Total floor area
88 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



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.

- Cavity fill is recommended

Environmental impact of this property

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

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

9.1 tonnes of CO2

This property's potential production

5.8 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.

Step 4: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£38

Potential rating after completing steps 1 to 4

51 | E

Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£122

Potential rating after completing steps 1 to 5

54 | E

Step 6: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£95

Potential rating after completing steps 1 to 6

56 | D

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

£3010

Potential saving if you complete every step in order£1020

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in 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**

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Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/019556
