Energy performance certificate (EPC)			
29 Annagole DUNGANNON	Energy rating	Valid until:	11 April 2035
BT70 1UA	C	Certificate number:	6900-6092-0822-4490-3453
Property type	G	Ground-floor flat	
Total floor area	61 square metres		

# Energy rating and score

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

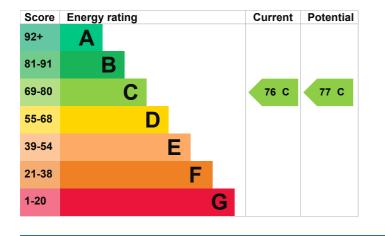
See how to improve this property's energy efficiency.

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 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, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 175 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£688 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 £48 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 environment

Impact on the environment		This property produces 1.9 tonnes of CO2	
impact rating is C. It	This property's potential production	1.7 tonnes of CO2	
	You could improve this prope making the suggested chang protect the environment.	, , , , , , , , , , , , , , , , , , ,	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
6 tonnes of CO2	the property may use different amounts of energy		
	impact rating is C. It (best) to G (worst) on D2) they produce each	impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different	

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£48

## 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	Patrick Edward Maguire
Telephone	07800 566 263
Email	patepc@live.com

#### Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd
EES/006622
01455 883 250
enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	11 April 2025
Date of certificate	12 April 2025
Type of assessment	RdSAP