

# Energy performance certificate (EPC)

32 Burrenbridge Road  
CASTLEWELLAN  
BT31 9HT

Energy rating

**G**

Valid until: **30 March 2033**

Certificate number: **5500-3590-0822-8270-3773**

Property type

Detached house

Total floor area

465 square metres

## Energy efficiency rating for this property

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		49   <b>E</b>
21-38	<b>F</b>		
1-20	<b>G</b>	61   <b>G</b>	

Property rating is G. It has the potential to be E.

[View 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.

For properties in Northern Ireland:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 455 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
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## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 53.0 tonnes of CO<sub>2</sub>

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This property's potential production 24.0 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat and TRVs)	£350 - £450	£2,263
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£2,946
3. Room-in-roof insulation	£1,500 - £2,700	£3,235
4. Condensing boiler	£2,200 - £3,000	£2,901
5. Floor insulation (solid floor)	£4,000 - £6,000	£336
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£480
7. Internal or external wall insulation	£4,000 - £14,000	£2,052
8. Solar photovoltaic panels	£3,500 - £5,500	£644
9. Wind turbine	£15,000 - £25,000	£1,318

## Paying for energy improvements

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

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property £18904

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Potential saving if you complete every step in order £11345

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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.

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## 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	Michael Hendron
Telephone	<a href="tel:07803802107">07803802107</a>
Email	<a href="mailto:michael_hendron@hotmail.com">michael_hendron@hotmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/006977
Telephone	<a href="tel:01455883250">01455 883 250</a>
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	31 March 2023
Date of certificate	31 March 2023
Type of assessment	<a href="#">RdSAP</a>

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