

# Energy performance certificate (EPC)

155, Carnreagh  
CRAIGAVON  
BT64 3AL

Energy rating

**D**

Valid until: **15 May 2024**

Certificate number: **9303-4246-4929-2390-9543**

Property type

Detached bungalow

Total floor area

154 square metres

## Energy rating and score

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

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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 72 <b>C</b> |
| 55-68 | <b>D</b>      | 67 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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                 | Timber frame, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 300+ mm loft insulation            | Very good |
| Roof                 | Roof room(s), insulated (assumed)           | Good      |
| Window               | Fully double glazed                         | Average   |
| Main heating         | Boiler and radiators, oil                   | Good      |
| Main heating control | Programmer, room thermostat and TRVs        | Good      |
| Hot water            | From main system                            | Average   |
| Lighting             | No low energy lighting                      | Very poor |
| 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 173 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,397 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 £195 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Environmental impact of this property

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

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.

### Carbon emissions

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

This property produces 6.3 tonnes of CO<sub>2</sub>

This property's potential production 5.5 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

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. Floor insulation          | £800 - £1,200             | £61.22                |
| 2. Low energy lighting       | £55                       | £56.87                |
| 3. Condensing boiler         | £2,200 - £3,000           | £78.04                |
| 4. Solar water heating       | £4,000 - £6,000           | £69.13                |
| 5. Solar photovoltaic panels | £9,000 - £14,000          | £226.25               |

## Help 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.

## 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 | Padraig Daly   |
| Telephone       | 0288060819   |
| Email           | <a href="mailto:padraig@cplservices.co.uk">padraig@cplservices.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO012160   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 14 May 2014           |
| Date of certificate    | 16 May 2014           |
| Type of assessment     | <a href="#">RdSAP</a> |

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