

Energy performance certificate (EPC)

28 Gurteen Road Garrison ENNISKILLEN BT93 4AW	Energy rating <h1 style="font-size: 2em; margin: 0;">F</h1>	Valid until: 7 December 2033 <hr/> Certificate number: 1337-3022-9309-0078-3206
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Property type	Semi-detached bungalow
Total floor area	56 square metres

Energy rating and score

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

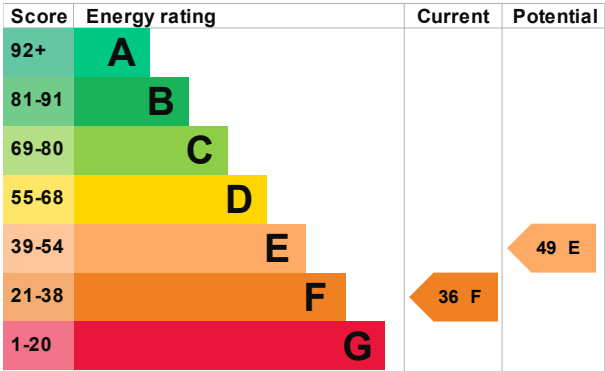
[See how to improve this property's energy efficiency.](#)

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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 466 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- System build present

How this affects your energy bills

An average household would need to spend **£2,140 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 £375 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 environment

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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 6.3 tonnes of CO₂

This property's potential production 5.0 tonnes of CO₂

You could improve this property's CO₂ 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. Increase loft insulation to 270 mm	£100 - £350	£86
2. Increase hot water cylinder insulation	£15 - £30	£37
3. Hot water cylinder thermostat	£200 - £400	£20
4. Heating controls (room thermostat and TRVs)	£350 - £450	£144
5. Condensing boiler	£2,200 - £3,000	£88
6. Floor insulation (solid floor)	£4,000 - £6,000	£152
7. Solar water heating	£4,000 - £6,000	£58
8. Solar photovoltaic panels	£3,500 - £5,500	£603

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	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.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/006622
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 December 2023
Date of certificate	8 December 2023
Type of assessment	RdSAP