

Energy performance certificate (EPC)

52 Trewmount Road
DUNGANNON
BT71 6RL

Energy rating

E

Valid until: 29 January 2036

Certificate number: 0380-2790-8590-2575-0871

Property type

Detached house

Total floor area

171 square metres

Energy rating and score

This property's energy rating is E. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Sandstone, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Flat, insulated | Average |
| Window | Fully double glazed | Poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system, plus solar | Good |
| Lighting | Below average lighting efficiency | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
 - Stone walls present, not insulated
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Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,854 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 £656 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 24,219 kWh per year for heating
 - 2,206 kWh per year for hot water
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Impact on the environment

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

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 8.5 tonnes of CO₂

This property's potential production 6.0 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation | £900 - £1,500 | £100 |
| 2. Internal wall insulation | £7,500 - £11,000 | £339 |
| 3. Floor insulation (solid floor) | £5,000 - £10,000 | £148 |
| 4. Low energy lighting | £330 - £385 | £68 |
| 5. Solar photovoltaic panels | £8,000 - £10,000 | £255 |
| 6. Wind turbine | £5,000 - £20,000 | £712 |

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 | 07751343920 |
| 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.

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|----------------------|--|
| 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 | 30 January 2025 |
| Date of certificate | 30 January 2026 |
| Type of assessment | RdSAP |
