

Energy performance certificate (EPC)

43 Mulinderg
Moneynaney Road
Draperstown
MAGHERAFELT
BT45 7FD

Energy rating

C

Valid until:

19 January 2036

Certificate number:

2114-1114-1818-3971-2178

Property type

Mid-terrace house

Total floor area

184 square metres

Energy rating and score

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

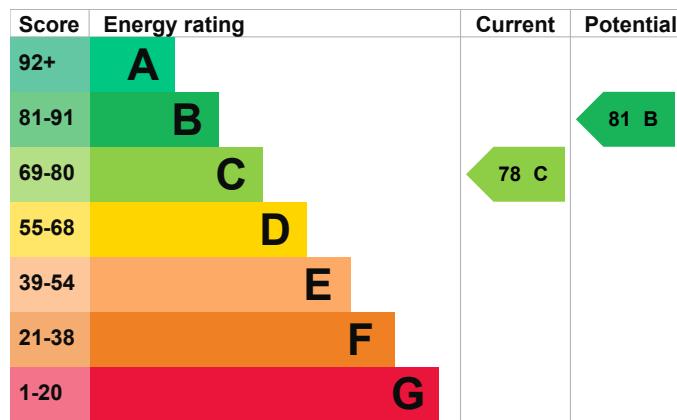
[See how to improve this property's energy efficiency.](#)

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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Roof room(s), insulated (assumed) | Very good |
| Window | Fully double glazed | Average |
| 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 | Good lighting efficiency | Good |
| Floor | Solid, insulated (assumed) | N/A |
| Floor | To external air, insulated (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, coal | 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 98 kilowatt hours per square metre (kWh/m²).

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 **£1,316 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 £0 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:

- 8,895 kWh per year for heating
- 2,414 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

| | |
|--------------------------------------|-------------------|
| This property produces | 4.8 tonnes of CO2 |
| This property's potential production | 4.6 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO2

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. Solar photovoltaic panels | £8,000 - £10,000 | £246 |

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 | Declan Diamond |
| Telephone | 07921002828 |
| Email | declandiamond@hotmail.com |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | ECMK |
| Assessor's ID | ECMK300674 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 20 January 2026 |
| Date of certificate | 20 January 2026 |
| Type of assessment | RdSAP |