

Energy performance certificate (EPC)

4, Birch Lane
Belfast Road
BALLYNAHINCH
BT24 7FP

Energy rating

C

Valid until: **14 May 2029**

Certificate number: **9541-0325-7160-1015-8996**

Property type

Top-floor flat

Total floor area

65 square metres

Energy rating and score

This property's energy rating is C. 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	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Impact on the environment

This property's 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 (CO₂) they produce each year.

This property produces	2.9 tonnes of CO ₂
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This property's potential production	2.8 tonnes of CO ₂
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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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
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Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£24

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	Peter Bennett
Telephone	07779578947
Email	peter@peterbennettphotography.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	ECMK300515
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 May 2019
Date of certificate	15 May 2019
Type of assessment	RdSAP