Energy performance certificate (EPC)

22, The Craig Road DOWNPATRICK BT30 9BG Energy rating

Valid until: 25 January 2026

Certificate number: 2709-4097-0279-6186-4910

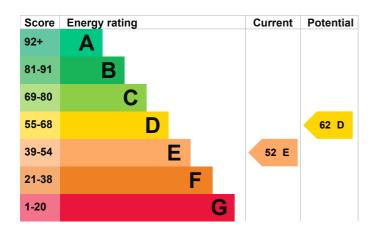
Property type Detached house

Total floor area 376 square metres

Energy rating and score

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

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, wood pellets	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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:

- · Biomass main heating
- · Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £3,603 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 £703 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 produces	3.1 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be A.	This property's potential production	2.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this prope making the suggested chang 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. Cavity wall insulation	£500 - £1,500	£377
2. Low energy lighting	£100	£61
3. Room-in-roof insulation	£1,500 - £2,700	£265
4. Solar water heating	£4,000 - £6,000	£97
5. Solar photovoltaic panels	£5,000 - £8,000	£278
6. Wind turbine	£15,000 - £25,000	£548

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	Niall Mulvaney
Telephone	07789 634 662
Email	niall@propertyservicesni.com

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER009511
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
	No related party 20 January 2016
Assessor's declaration	· ·