Energy performance certificate (EPC)			
22 Princetown Road BANGOR BT20 3TA	Energy rating	Valid until:	4 April 2033
		Certificate number:	2651-1114-7439-3450-3611
Property type	Ν	/lid-terrace house	
Total floor area	1	45 square metres	

Energy rating and score

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

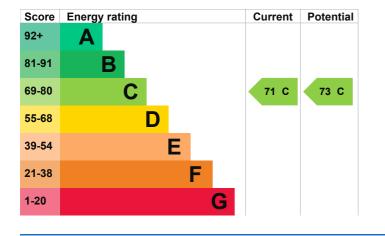
See how to improve this property's energy efficiency.

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



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	Solid brick, with internal insulation	Good
Wall	Cavity wall, filled cavity	Very good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,422 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 £116 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 environmental impact rating is D. It	Inis
has the potential to be D.	prod

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	6 tonnes of CO2
produces	

This property produces4.9 tonnes of CO2This property's potential
production4.7 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. Room-in-roof insulation	£1,500 - £2,700	£115
2. Solar water heating	£4,000 - £6,000	£130
3. Solar photovoltaic panels	£3,500 - £5,500	£670

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	Alan Cogan
Telephone	07883440774
Email	alan@ulster-epc.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	ECMK300929
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	5 April 2023	
Date of certificate	5 April 2023	
Type of assessment	RdSAP	