# **Energy performance certificate (EPC)**

2 McIlwaines Lane Groomsport BANGOR BT19 6LN Energy rating

Valid until: 3 July 2034

Certificate number:

0037-0218-7204-8417-5400

Property type

Detached bungalow

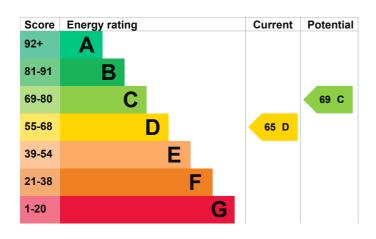
Total floor area

124 square metres

## **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	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, 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 secondary heating

#### Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,003 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 £211 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 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	4.6 tonnes of CO2
This property's potential production	4.1 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. Floor insulation (suspended floor)	£800 - £1,200	£211
2. Solar water heating	£4,000 - £6,000	£68
3. Solar photovoltaic panels	£3,500 - £5,500	£520

## 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	Chris McLean
Telephone	07751695309
Email	chris.mclean54@yahoo.co.uk

### **Contacting the accreditation scheme**

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID209992	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	4 July 2024	
Date of certificate	4 July 2024	