

# Energy performance certificate (EPC)

34 Glenariff Drive Comber NEWTOWNARDS BT23 5HA	Energy rating <b>D</b>	Valid until: 25 January 2036
		Certificate number: 8236-5429-6500-0266-8226

Property type	Detached house
Total floor area	128 square metres

## Energy rating and score

This property's energy rating is D. 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, limited insulation	Poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 249 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

### 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 **£2,069 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 £202 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:

- 16,176 kWh per year for heating
- 2,609 kWh per year for hot water

---

### 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 (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces	5.9 tonnes of CO <sub>2</sub>
------------------------	-------------------------------

This property's potential production	5.2 tonnes of CO <sub>2</sub>
--------------------------------------	-------------------------------

You could improve this property's CO<sub>2</sub> 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)	£5,000 - £10,000	£173
2. Low energy lighting	£180 - £210	£30
3. Solar photovoltaic panels	£8,000 - £10,000	£239

## 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	Dermot McGladery
Telephone	07703 495777
Email	<a href="mailto:dermotmcgladery@hotmail.com">dermotmcgladery@hotmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005938
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 January 2026
Date of certificate	26 January 2026
Type of assessment	<a href="#">RdSAP</a>