Energy performance certificate (EPC)			
6 Heron Park NEWTOWNARDS BT23 8WJ	Energy rating	Valid until:	19 January 2035
		Certificate number:	2818-1614-1180-2012-2412
Property type	S	Semi-detached bunga	alow
Total floor area	73 square metres		

Energy rating and score

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

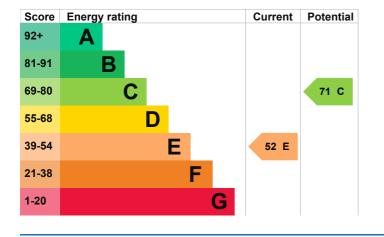
See how to improve this property's energy efficiency.

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	Cavity wall, filled cavity	Good	
Roof	Pitched, 400+ mm loft insulation	Very good	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Programmer, TRVs and bypass	Average	
Hot water	From main system, no cylinder thermostat		
Lighting	No low energy lighting	Very poor	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,229 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 £466 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 E. 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	6 tonnes of CO2
produces	

This property produces5.0 tonnes of CO2This property's potential
production3.0 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. Increase hot water cylinder insulation	£15 - £30	£55
2. Low energy lighting	£60	£65
3. Hot water cylinder thermostat	£200 - £400	£31
4. Heating controls (room thermostat)	£350 - £450	£65
5. Floor insulation (suspended floor)	£800 - £1,200	£106
6. High performance external doors	£1,000	£24
7. Condensing boiler	£2,200 - £3,000	£119
8. Solar water heating	£4,000 - £6,000	£60
9. Solar photovoltaic panels	£3,500 - £5,500	£434

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	Stuart Berry
Telephone	07738621048
Email	epcassistni@gmail.com

Contacting the accreditation scheme

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

ccreditation scheme	ECMK
ssessor's ID	ECMK306211
elephone	0333 123 1418
mail	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 January 2025
Date of certificate	20 January 2025
Type of assessment	RdSAP