# **Energy performance certificate (EPC)**

249 Ballynahinch Road LISBURN BT27 5LS Energy rating

Valid until: 27 October 2035

Certificate number: **3590-5886-0622-3521-3053** 

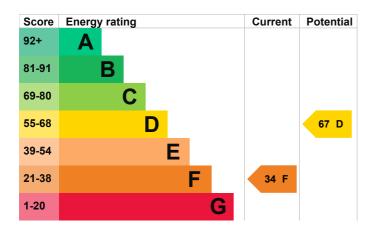
Property type Detached house

Total floor area 211 square metres

# **Energy rating and score**

This property's energy rating is F. 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• PV recommended When considering the PV installation consider installing PV battery and a PV diverter for water heating.

#### **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/)

# How this affects your energy bills

An average household would need to spend £4,532 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 £1,589 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.

#### **Heating this property**

Estimated energy needed in this property is:

- 31,456 kWh per year for heating
- 3,784 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is F. 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.

# This property produces 14.0 tonnes of CO2 This property's potential 7.9 tonnes of CO2 production

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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£92
2. Internal wall insulation	£7,500 - £11,000	£670
3. Floor insulation (suspended floor)	£5,000 - £10,000	£258
4. Low energy lighting	£450 - £525	£56
5. Condensing boiler	£2,200 - £3,500	£513
6. Solar photovoltaic panels	£8,000 - £10,000	£263
7. Wind turbine	£5,000 - £20,000	£712

# 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	John Mullan
Telephone	07876702698
Email	johnnymullan@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020520
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
A bout this seesement	
About this assessment Assessor's declaration	No related party
Assessor's declaration	No related party
	No related party 28 October 2025 28 October 2025