

Energy performance certificate (EPC)

10 Marine Parade PENARTH CF64 3BG	Energy rating E	Valid until: 7 July 2034
		Certificate number: 2312-0054-4102-0826-0702

Property type **Detached house**

Total floor area **450 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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 England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Average
Roof	Roof room(s), insulated	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 87% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 273 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling has a swimming pool
The energy assessment for the dwelling does not include energy used to heat the swimming pool.
 - Stone walls present, not insulated
 - Dwelling may have narrow cavities
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How this affects your energy bills

An average household would need to spend **£10,551 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 £4,511 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.

Heating this property

Estimated energy needed in this property is:

- 59,906 kWh per year for heating
- 3,805 kWh per year for hot water

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 produces 6 tonnes of CO₂

This property produces 21.8 tonnes of CO₂

This property's potential production 11.2 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£202
2. Room-in-roof insulation	£1,500 - £2,700	£1,209
3. Internal or external wall insulation	£4,000 - £14,000	£2,555
4. Hot water cylinder thermostat	£200 - £400	£266
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£277

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£724

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Imran Akhtar
Telephone	(0)7812 664 169
Email	imranakhtar55@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	QUID201466
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	27 June 2024
Date of certificate	8 July 2024
Type of assessment	RdSAP