

Energy performance certificate (EPC)

1, Swn yr Afon MOELFRE LL72 8HJ	Energy rating D	Valid until: 28 August 2024
		Certificate number: 2818-2079-7228-2674-2924

Property type Detached bungalow

Total floor area 87 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

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)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 171 kilowatt hours per square metre (kWh/m²).

[▶ About primary energy use](#)

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£1,119 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 £266 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 6,013 kWh per year for heating
- 2,172 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

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	3.2 tonnes of CO2
This property's potential production	1.5 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

[▶ Do I need to follow these steps in order?](#)

Step 1: Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £50.45

Potential rating after completing step 1 **59 D**

Step 2: Low energy lighting

Typical installation cost £40

Typical yearly saving £32.30

Potential rating after completing steps 1 and 2 **61 D**

Step 3: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £39.67

Potential rating after completing steps 1 to 3 **62 D**

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £71.05

Potential rating after completing steps 1 to 4 **65 D**

Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £73.57

Potential rating after completing steps 1 to 5 **67 D**

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £9,000 - £14,000

Typical yearly saving

£250.73

Potential rating after completing steps 1 to 6

77 C

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](#)

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	Mark Banham
Telephone	01484 773272
Email	banham@propertysearchgroup.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	Stroma Certification Ltd
Assessor's ID	STRO006474
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	29 August 2014
Date of certificate	29 August 2014
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ght \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)



27th March 2024

MARKET APPRAISAL GUIDE

Ty Mawr, Red Wharf Bay, Penraeth, LL75 8HJ



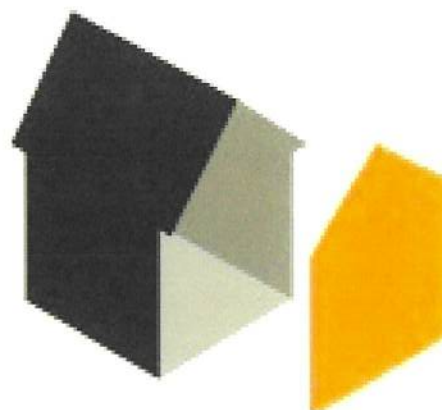
The key facts about your property & the local market



27th March 2024

YOUR PROPERTY

Overview



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

UPRN:	10013467053
Floor Area:	807 ft ² 75 m ²
Plot Size:	16.93 acres
Council Tax Band:	B
Annual Cost:	£1,352 (avg)
Land Registry Title Number:	CYM766670
Tenure:	Freehold
Last Sold On:	12 July 2018
Last Sold Price:	£225,000

AREA KEY FACTS

Local Authority:	Isle Of Anglesey
Flood Risk:	Very Low
Conservation Area:	No

Property Details

Property Type:	Detached
Bedrooms:	3
Bathroom:	1
Outside Space:	-
Parking:	-

Predicted Broadband Speeds

Basic:	18 Mbps
--------	---------

Satellite / Fibre TV Availability

BT:	✓
Sky:	✓
Virgin:	✗

PLANNING HISTORY

No Planning Records Available

Williams & Goodwin The Property People - Llangefni
21-23 Church Street, Llangefni
01248 308933
llangefni@tppuk.com

Powered by
sprift

 OnTheMarket



27th March 2024

YOUR PROPERTY EPC

Ty Mawr, Red Wharf Bay, LL75 8HJ

Energy rating

G

Valid until 30.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	1 G	

Williams & Goodwin The Property People - Llangefni
21-23 Church Street, Llangefni
01248 308933
llangefni@tppuk.com



SOLD IN STREET

Since 1995

Ffawyddden, Pentraeth, LL75 8HJ - Other House	
Dates Sold	Price
05/01/2024	£230,000
05/07/2018	£185,000

Fron Oleu, Pentraeth, LL75 8HJ - Other House	
Dates Sold	Price
29/01/2020	£30,500

Tan Y Fron, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
26/07/2019	£420,000
30/11/2016	£320,000

Ty Mawr Farmhouse, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
15/02/2019	£235,000

Ty Mawr, Pentraeth, LL75 8HJ - Other House	
Dates Sold	Price
12/07/2018	£225,000

Ty Mawr Bungalow, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
12/07/2018	£152,000

Cae Graham, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
05/05/2016	£189,000

Penyparc, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
10/08/2015	£126,000
22/03/2012	£78,000

SOLD IN STREET

Since 1995

Isfryn, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
27/05/2005	£116,000

Tyn Giat, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
31/05/2000	£30,000
18/02/1996	£63,000

Fron Selar, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
15/08/1996	£11,000

Pen-Y-Fron, Pentraeth, LL75 8HJ - Detached House	
Dates Sold	Price
21/07/1995	£26,000

Williams & Goodwin The Property People - Llangefni
21-23 Church Street, Llangefni
01248 308933
llangefni@tppuk.com



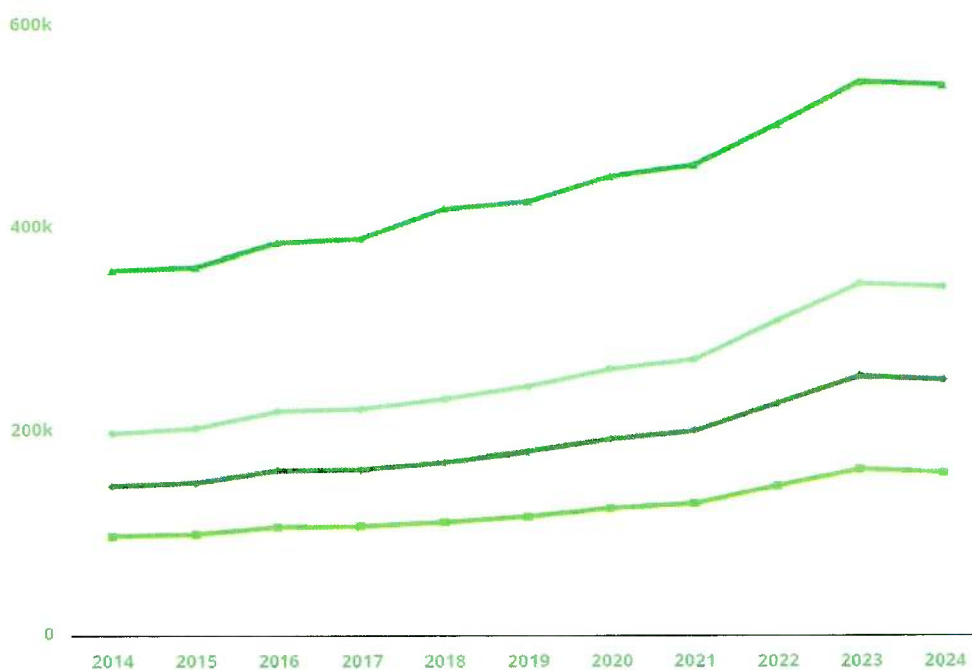


27th March 2024

LOCAL MARKET

House Price Statistics for LL75

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 50.58%



TERRACED
+ 64.76%



SEMI-DETACHED
+ 70.13%



DETACHED
+ 73.25%

Williams & Goodwin The Property People - Llangefni
21-23 Church Street, Llangefni
01248 308933
llangefni@tppuk.com

Powered by
sprift
Know the property market

OnTheMarket

DATA QUALITY

OnTheMarket are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2024

