

Energy performance certificate (EPC)

Bron Yr Erw Clynnogfawr CAERNARFON LL54 5DL	Energy rating G	Valid until: 24 February 2032 Certificate number: 0031-2235-8020-2092-9791
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Property type	Detached house
Total floor area	127 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F		
1-20	G	1 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	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 901 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£5,511 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 £2,772 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 35,371 kWh per year for heating
- 1,447 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is G. It has the potential to be F.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	25.0 tonnes of CO ₂
This property's potential production	9.6 tonnes of CO ₂

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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
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Typical yearly saving	£360
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Potential rating after completing step 1	1 G
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Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£620
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Potential rating after completing steps 1 and 2	1 G
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Step 3: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£134
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Potential rating after completing steps 1 to 3	1 G
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Step 4: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£1,165
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Potential rating after completing steps 1 to 4	17 G
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Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£301
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Potential rating after completing steps 1 to 5	23 F
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Step 6: Low energy lighting

Typical installation cost	£60
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Typical yearly saving	£42
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Potential rating after completing steps 1 to 6	23 F
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Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£150
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Potential rating after completing steps 1 to 7	26 F
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Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£358
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Potential rating after completing steps 1 to 8	31 F
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Step 9: Wind turbine

Typical installation cost	£15,000 - £25,000
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Typical yearly saving	£695
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Potential rating after completing steps 1 to 9	44 E
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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	Shaun Richards
Telephone	07796715304
Email	shaunrichards109@btinternet.com

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	STRO011240
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
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Date of assessment	15 February 2022
Date of certificate	25 February 2022
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 \(/service-performance\)](#)

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