Energy performance certificate (EPC)

Tynewydd Bach Panteg Cross LLANDYSUL SA44 4SS	Energy rating **E**	Valid until:	**25 September 2036**
		Certificate number:	**2050-7001-0060-4909-5421**

Property type
Detached bungalow

Total floor area
83 square metres

Rules on letting this property

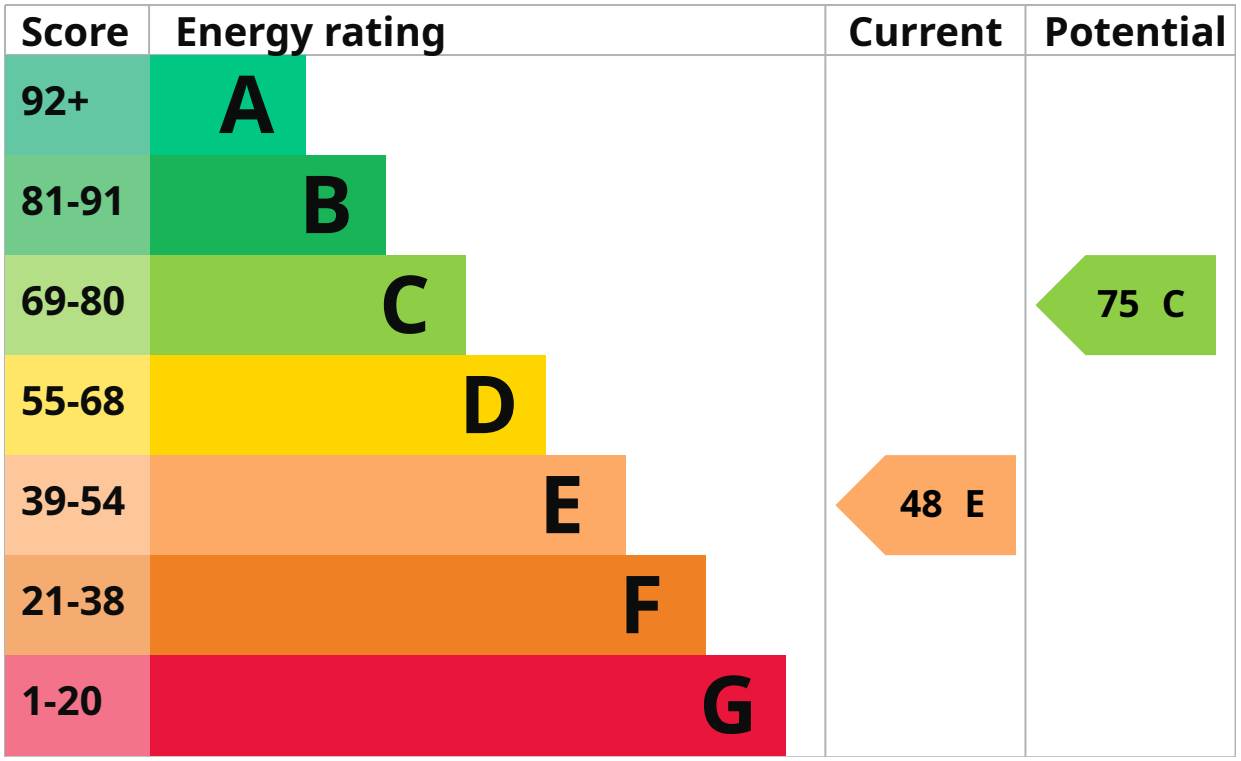
Properties can be let if they have an energy rating from A to E.

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).

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

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	Sandstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 250 mm loft insulation	Good

Feature	Description	Rating
Roof	Pitched, 200 mm loft insulation	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	Average
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

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.
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **a smart meter for electricity** 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,634 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 £449 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 11,741 kWh per year for heating
- 2,815 kWh per year for hot water

Impact on the environment

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

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

5.1 tonnes of CO2

This property's potential production

3.1 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

▶ Do I need to follow these steps in order?

Step 1: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£142

Potential rating after completing step 1

54 E

Step 2: Floor insulation (solid floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£149

Potential rating after completing steps 1 and 2

59 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£20 - £40

Typical yearly saving

£28

Potential rating after completing steps 1 to 3

60 D

Step 4: Heating controls (room thermostat)

Typical installation cost

£220 - £250

Typical yearly saving

£56

Potential rating after completing steps 1 to 4

61 D

Step 5: Solar water heating

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£26

Potential rating after completing steps 1 to 5

63 D

Step 6: High performance external doors

Typical installation cost

£3,600 - £4,800

Typical yearly saving

£48

Potential rating after completing steps 1 to 6

64 D

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£280

Potential rating after completing steps 1 to 7

75 C

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Nest
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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

Robin Gerard

Telephone

07796 424191

Email

dyfedenergy@gmail.com

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
QUID200713

Telephone
01225 667 570

Email
info@quidos.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
25 September 2026

Date of certificate
26 September 2026

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Service performance (/service-performance)

OGL

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