# Energy performance certificate (EPC)

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|---|---|---|---|
| Bwthyn Talwrn Bach<br>Llanbedr<br>Llanbedr<br>Gwynedd<br>LL45 2LR | Energy rating<br>**F** | Valid until: | **28 September 2036** |
| | | Certificate number: | **2072-3012-6201-5506-2204** |

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|---|---|
| Property type | Detached house |
| Total floor area | 129 square metres |

## Rules on letting this property

## You may not be able to let this property

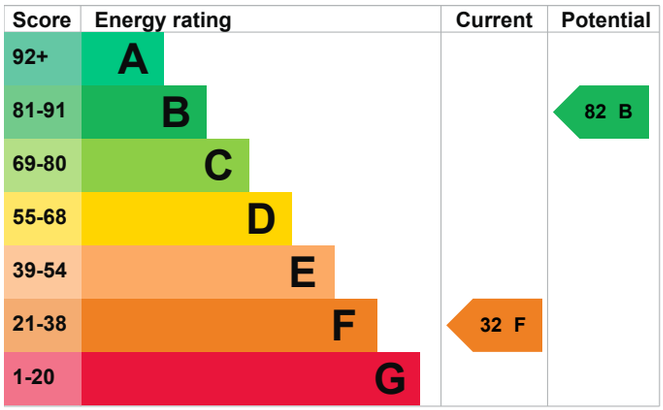
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 energy rating is F. It has the potential to be B.

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 | Granite or whin, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Room thermostat and TRVs | Average |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | Below average lighting efficiency | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | None | N/A |

### Primary energy use

The primary energy use for this property per year is 342 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.
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

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## 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/)

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## How this affects your energy bills

An average household would need to spend **£2,935 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 £1,478 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.

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### Heating this property

Estimated energy needed in this property is:

- 17,292 kWh per year for heating
- 8,948 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. 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

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|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 11.0 tonnes of CO2 |
| This property's potential production | 4.3 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

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Flat roof or sloping ceiling insulation** | £900 - £1,200 | £98 |
| **2. Internal wall insulation** | £7,500 - £11,000 | £456 |
| **3. Floor insulation (solid floor)** | £5,000 - £10,000 | £80 |
| **4. Insulate hot water cylinder with 80 mm jacket** | £20 - £40 | £510 |
| **5. Low energy lighting** | £120 - £140 | £42 |
| **6. Hot water cylinder thermostat** | £130 - £180 | £66 |
| **7. Condensing boiler** | £2,200 - £3,500 | £191 |
| **8. Solar water heating** | £4,000 - £7,000 | £34 |
| **9. Solar photovoltaic panels** | £8,000 - £10,000 | £237 |
| **10. Wind turbine** | £5,000 - £20,000 | £651 |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

### Help paying for energy saving improvements

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

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

- Help from your energy supplier: Energy Company Obligation (www.gov.uk/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.

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|---|---|
| Assessor's name | Catrin James |
| Telephone | 07919925661 |
| Email | catrin@wynepc.co.uk |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/036843 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 23 September 2026 |
| Date of certificate | 29 September 2026 |
| Type of assessment | RdSAP |