

# Energy performance certificate (EPC)

4 Moyra Crescent  
Dundonald  
BELFAST  
BT16 1UX

Energy rating **E**

Valid until: **August 2032**

Certificate number: **9701-0051-5288-6962-5210**

Property type **Detached bungalow**

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Total floor area **97 square metres**

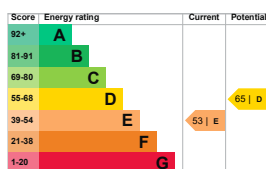
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## Energy efficiency rating for this property

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

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



The graph shows this

property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

the average energy rating is D

the  
average

energy  
score is 60

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## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very 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, no cylinder thermostat	Poor

<b>Feature</b>	<b>Description</b>	<b>Rating</b>
Lighting	Low energy lighting in 54% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G

rated properties.

An average UK household produces

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This property produces

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This property's potential production

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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy

use. They may not reflect how energy is consumed by the people living at the property.

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## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (53) to D (65).

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£26
2. Low energy lighting	£30	£32
3. Hot water cylinder thermostat	£200 - £400	£18
4. Heating controls (room thermostat)	£350 - £450	£56
	£800 - £1,200	£99

Step	Typical installation cost	Typical yearly saving
<b>5. Floor insulation (suspended floor)</b>		
<b>6. Heat recovery system for mixer showers</b>	£585 - £725	£20
<b>7. Solar water heating</b>	£4,000 - £6,000	£38
<b>8. Gas condensing boiler</b>	£3,000 - £7,000	£4
<b>9. Solar photovoltaic panels</b>	£3,500 - £5,500	£341

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency)  
(<https://www.gov.uk/improve-energy-efficiency>)

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## Estimated energy use and potential savings

Estimated £944  
yearly  
energy  
cost for  
this  
property

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Potential £251  
saving

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on

how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommend step in order.](#)

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

**Potential energy savings by installing insulation**

The assessor did not find

any opportunities to save energy by installing insulation in this property.

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Patricia Best
Telephone	07788108883
Email	<a href="mailto:patricia@bestpro">patricia@bestpro</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.co.uk">certification@stroma.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	10 August 2022
Date of certificate	10 August 2022
Type of assessment	<a href="#">RdSAP</a>