

Energy performance certificate (EPC)

80 New Road Ystradowen SWANSEA SA9 2YG	Energy rating B	Valid until: 23 March 2036
		Certificate number: 2677-3196-2147-1105-2461

Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

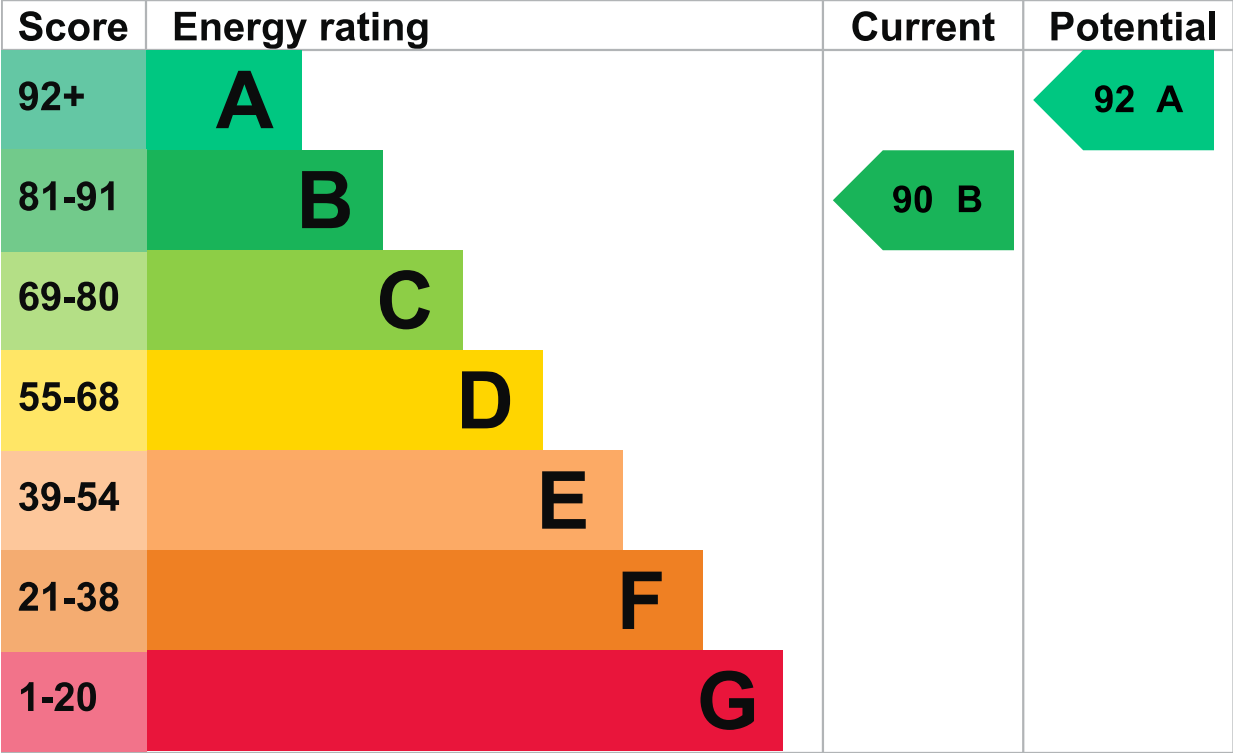
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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, with internal insulation	Good
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated	Average
Window	Fully double glazed	Poor
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Average
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 49 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.

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 \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,414 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 £100 per year** if you complete the suggested steps for improving this property's energy rating.

Heating this property

Estimated energy needed in this property is:

- 8,773 kWh per year for heating
- 3,044 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is A. It has the potential to be A.

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	0.3 tonnes of CO2
This property’s potential production	0.3 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

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

Step 1: Low energy lighting

Typical installation cost	£180 - £210
Typical yearly saving	£46
Potential rating after completing step 1	91 B

Step 2: Heat recovery system for mixer showers

Typical installation cost	£600 - £1,500
Typical yearly saving	£47
Potential rating after completing steps 1 and 2	92 A

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

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	Joshua James
Telephone	03333276837
Email	ecowales@outlook.com

Contacting the accreditation scheme

Accreditation scheme	ECMK
Assessor's ID	ECMK307263
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 February 2026
Date of certificate	24 March 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).

Certificate number	9548-3032-7272-1743-3994 (/energy-certificate/9548-3032-7272-1743-3994)
Valid until	22 February 2027
Certificate number	8209-4351-7429-3327-3173 (/energy-certificate/8209-4351-7429-3327-3173)
Expired on	24 September 2023



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