Energy performance certificate (EPC)

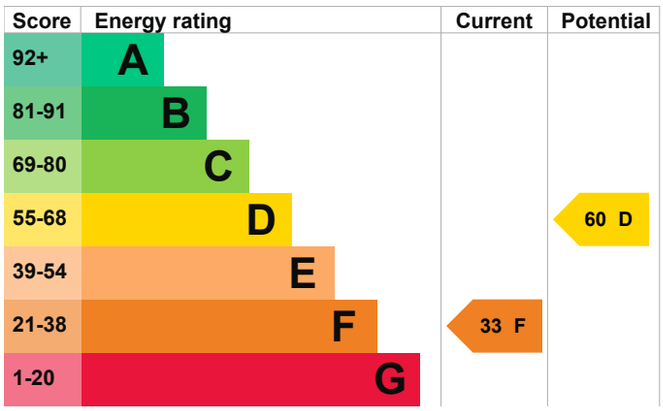
26 Eglish Road DUNGANNON BT70 1UD	Energy rating **F**	Valid until:	**18 September 2034**
		Certificate number:	**3534-7021-1400-0868-2292**

Property type	Detached house
Total floor area	127 square metres

Energy rating and score

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

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 Northern Ireland:

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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 21% of fixed outlets	Poor
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 767 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£5,508 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 £2,311 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	17.0 tonnes of CO2
This property's potential production	10.0 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. Increase loft insulation to 270 mm	£100 - £350	£1,195
2. Low energy lighting	£55	£87
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£180
4. High heat retention storage heaters	£2,400 - £3,600	£848
5. Floor insulation (solid floor)	£4,000 - £6,000	£252
6. Solar water heating	£4,000 - £6,000	£152
7. Solar photovoltaic panels	£3,500 - £5,500	£512
8. Wind turbine	£15,000 - £25,000	£1,135

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	Patrick Edward Maguire
Telephone	07800 566 263
Email	patepc@live.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/006622
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 September 2024
Date of certificate	19 September 2024
Type of assessment	RdSAP