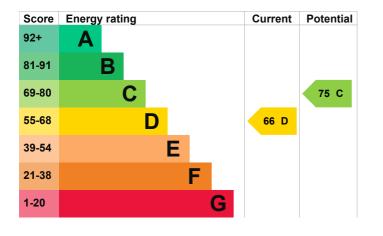
Energy performance certificate (EPC)			
3 Lynnehurst Park Comber NEWTOWNARDS BT23 5LW	Energy rating	Valid until:	21 June 2035
		Certificate number:	2093-3051-0206-0795-9200
Property type	C	etached house	
Total floor area	1	28 square metres	

## **Energy rating and score**

This property's energy rating is D. 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 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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
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, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 171 kilowatt hours per square metre (kWh/m2).

## **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/)

# How this affects your energy bills

An average household would need to spend £1,622 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 £241 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 10,698 kWh per year for heating
- 3,130 kWh per year for hot water

Impact on the enviro	nment	This property produces	4.8 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.		This property's potential 4.0 tonnes of CO production	
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this prope making the suggested chang protect the environment.	•
Carbon emissions		These ratings are based on a average occupancy and energing	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£49
2. Floor insulation (solid floor)	£5,000 - £10,000	£99
3. Low energy lighting	£360 - £420	£52
4. Solar water heating	£4,000 - £7,000	£40
5. Solar photovoltaic panels	£8,000 - £10,000	£222

# 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	Kyle Carpenter
Telephone	02891 274 132
Email	kylecarpenter09@hotmail.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/024733
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	21 June 2025	
Date of certificate	22 June 2025	
Type of assessment	RdSAP	