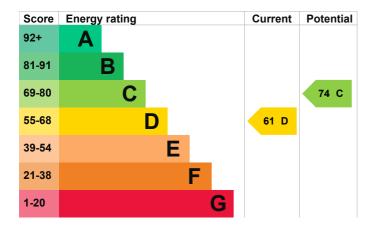
Energy performance certificate (EPC)			
34 Shore Road Portaferry NEWTOWNARDS	Energy rating	Valid until:	24 June 2035
BT22 1JZ		Certificate number:	6200-0159-0122-2528-3653
Property type Mid-terrace house			
Total floor area	156 square metres		

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Granite or whin, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	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	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 178 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

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 £2,175 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 £531 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:

- 15,243 kWh per year for heating
- 2,745 kWh per year for hot water

Impact on the enviro	nment	This property produces	6.2 tonnes of CO2
This property's environmenta has the potential to be C.	l impact rating is D. It	This property's potential production	4.6 tonnes of CO2
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 ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£7,500 - £11,000	£286
2. Floor insulation (solid floor)	£5,000 - £10,000	£62
3. Low energy lighting	£540 - £630	£103
4. Heating controls (room thermostat)	£220 - £250	£80
5. Solar photovoltaic panels	£8,000 - £10,000	£244

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.

Assessor's IDEES/024733Telephone01455 883 250Emailenguiries@elmhurstenergy.co.uk	
enquines@ennurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	25 June 2025
Date of certificate	25 June 2025
Type of assessment	RdSAP