

Energy performance certificate (EPC)

35, Kings Road
BELFAST
BT5 6JG

Energy rating

G

Valid until: 25 July 2026

Certificate number: 0665-2965-0438-9126-2625

Property type

Detached house

Total floor area

296 square metres

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		31 F
1-20	G	15 G	

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
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 401 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£4,996 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 £1,345 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 31.0 tonnes of CO₂

This property's potential production 22.0 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. Low energy lighting	£80	£67
2. Heating controls (room thermostat and TRVs)	£350 - £450	£429
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£100
4. Room-in-roof insulation	£1,500 - £2,700	£263
5. Floor insulation (suspended floor)	£800 - £1,200	£100
6. Condensing boiler	£2,200 - £3,000	£386
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£179
8. Internal wall insulation	£4,000 - £14,000	£650
9. Solar photovoltaic panels	£5,000 - £8,000	£269

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	Joanne Murphy
Telephone	07723 677797
Email	joanne@edenderryepc.co.uk

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/011919
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 July 2016
Date of certificate	26 July 2016
Type of assessment	RdSAP