

Energy performance certificate (EPC)

63, Cornacully Road
Tievebunнан, Belcoo
ENNISKILLEN
BT93 5BT

Energy rating

C

Valid until:

6 March 2027

Certificate
number:

2589-2023-0222-6663-
9954

Property type

Detached bungalow

Total floor area

227 square metres

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Not relevant (supplies DHW only)	Very poor
Hot water	From main system, plus solar, no cylinder thermostat	Average
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, insulated (assumed)	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:

- Biomass main heating
- Solar water heating

Primary energy use

The primary energy use for this property per year is 146 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,400 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 £103 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 C. It has the potential to be C.

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 CO ₂
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This property produces	5.0 tonnes of CO ₂
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This property's potential production	4.5 tonnes of CO ₂
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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	£115	£56
2. Hot water cylinder thermostat	£200 - £400	£48
3. Solar photovoltaic panels	£5,000 - £8,000	£255
4. Wind turbine	£15,000 - £25,000	£556

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	Ian Carson
Telephone	07894452092
Email	iancarsonmrics@yahoo.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	Stroma Certification Ltd
Assessor's ID	STRO000264
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	28 February 2017
Date of certificate	7 March 2017
Type of assessment	RdSAP
