Energy performance certificate (EPC)			
4 Queen Street Warrenpoint NEWRY BT34 3HZ	Energy rating	Valid until:	20 May 2035
		Certificate number:	2559-2129-1986-8931-1111
Property type	C	Detached house	
Total floor area	1	95 square metres	

### Energy rating and score

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

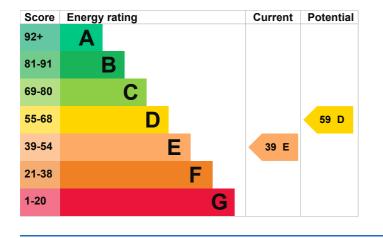
See how to improve this property's energy efficiency.

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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, limited insulation	Poor
Roof	Roof room(s), insulated	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	(other premises below)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

#### Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £3,178 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 £1,032 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.

# Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.	This property's potential production	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this prop making the suggested chan protect the environment.	

### **Carbon emissions**

An average household	6 tonnes of CO2
produces	

10.3 tonnes of CO2

15.0 tonnes of CO2

This property produces

perty's CO2 emissions by nges. This will help to

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. Cavity wall insulation	£500 - £1,500	£387
2. Low energy lighting	£50	£48
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£142
4. Room-in-roof insulation	£1,500 - £2,700	£159
5. Condensing boiler	£2,200 - £3,000	£297
6. Solar water heating	£4,000 - £6,000	£65
7. Solar photovoltaic panels	£3,500 - £5,500	£424

## 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	Shane McKenna	
Telephone	07786051641	
Email	shane@emberenergyni.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	ECMK
Assessor's ID	ECMK300715
Telephone	0333 123 1418
Email	info@ecmk.co.uk

#### About this assessment

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