

Energy performance certificate (EPC)

Gwynfan Llangain CARMARTHEN SA33 5AU	Energy rating E	Valid until: 10 May 2036
		Certificate number: 0958-0200-5006-6919-9810

Property type Detached bungalow

Total floor area 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. 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		75 C
55-68	D		
39-54	E	42 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 England and Wales:

- 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, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From secondary system, no cylinder thermostat	Very poor
Lighting	Below average lighting efficiency	Very poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, oil	N/A

Primary energy use

The primary energy use for this property per year is 324 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Dwelling may be exposed to wind-driven rain

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 \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,654 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 £642 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 8,082 kWh per year for heating
- 7,635 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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
This property produces	6.4 tonnes of CO ₂
This property's potential production	3.7 tonnes of CO ₂

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £94

Potential rating after completing step 1

45 E

Step 2: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost £20 - £40

Typical yearly saving £348

Potential rating after completing steps 1 and 2

58 D

Step 3: Low energy lighting

Typical installation cost £420 - £490

Typical yearly saving £84

Potential rating after completing steps 1 to 3

60 D

Step 4: Hot water cylinder thermostat

Typical installation cost £130 - £180

Typical yearly saving £57

Potential rating after completing steps 1 to 4

62 D

Step 5: Solar water heating

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£58

Potential rating after completing steps 1 to 5

64 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£276

Potential rating after completing steps 1 to 6

75 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Robin Gerard
Telephone	07796 424191
Email	dyfedenergy@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200713
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 May 2026
Date of certificate	11 May 2026
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8292-7323-0750-6040-3922 (/energy-certificate/8292-7323-0750-6040-3922)
Expired on	19 July 2022



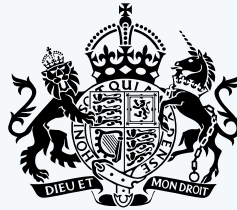
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