

Energy performance certificate (EPC)

56 Station Road KIDWELLY SA17 4UR	Energy rating F	Valid until: 9 September 2036
		Certificate number: 3210-8026-7102-0101-0002

Property type

Detached house

Total floor area

263 square metres

Rules on letting this property

You may not be able to let this property

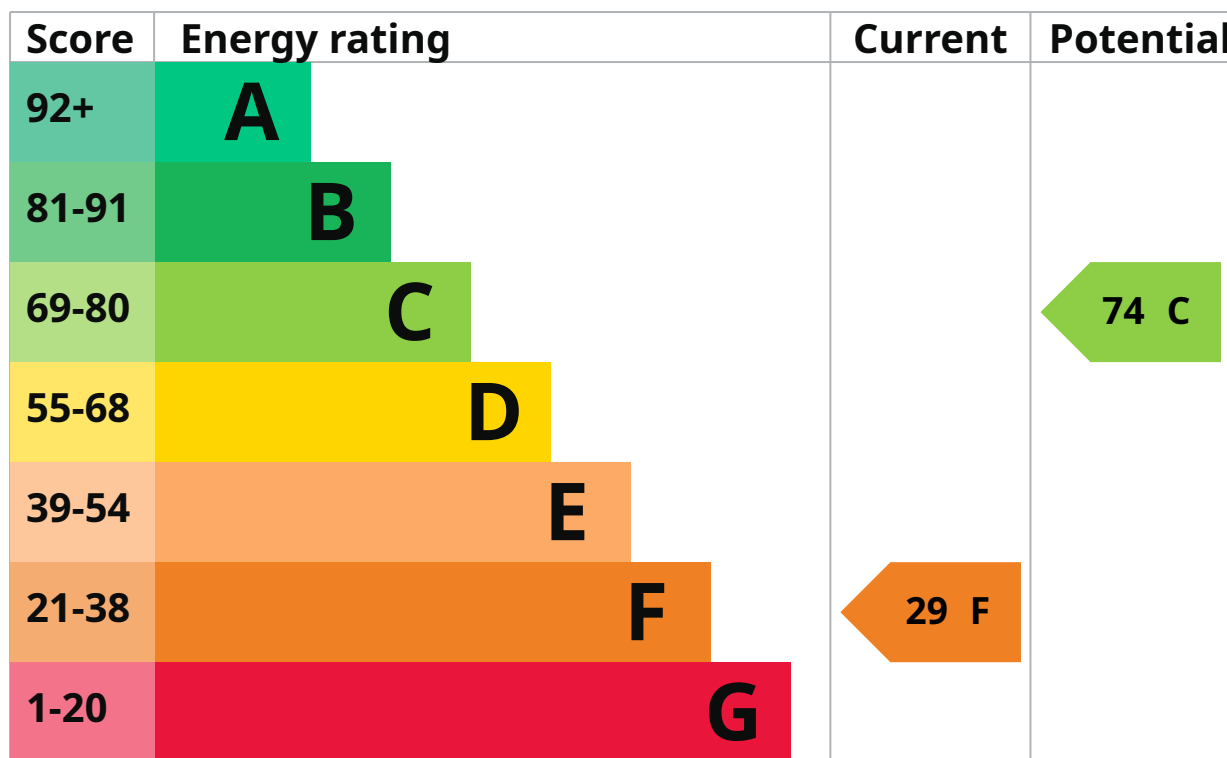
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Roof	Flat, limited insulation	Very poor
Window	Mostly double glazing	Poor

Feature	Description	Rating
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	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 321 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.
- Cavity fill is recommended
- 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 **£5,393 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 £2,594 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:

- 47,393 kWh per year for heating
- 3,920 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 CO₂

This property produces

20.0 tonnes of CO₂

This property's potential production

8.2 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

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£900 - £1,200

Typical yearly saving

£299

Potential rating after completing step 1

32 F

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost

£900 - £1,200

Typical yearly saving

£262

Potential rating after completing steps 1 and 2

35 F

Step 3: Cavity wall insulation

Typical installation cost

£900 - £1,500

Typical yearly saving

£404

Potential rating after completing steps 1 to 3

40 E

Step 4: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£519

Potential rating after completing steps 1 to 4

47 E

Step 5: Floor insulation (suspended floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£274

Potential rating after completing steps 1 to 5

50 E

Step 6: Floor insulation (solid floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£77

Potential rating after completing steps 1 to 6

52 E

Step 7: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£20 - £40

Typical yearly saving£38

Potential rating after completing steps 1 to 752 E

Step 8: Low energy lighting**Typical installation cost**£690 - £805

Typical yearly saving£101

Potential rating after completing steps 1 to 853 E

Step 9: Heating controls (room thermostat)**Typical installation cost**£220 - £250

Typical yearly saving£171

Potential rating after completing steps 1 to 955 D

Step 10: Gas condensing boiler**Typical installation cost**£3,500 - £10,000

Typical yearly saving

£450

Potential rating after completing steps 1 to 10

70 C

Step 11: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£304

Potential rating after completing steps 1 to 11

74 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

2 September 2026

Date of certificate

10 September 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).

There are no related certificates for this property.



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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