

# Energy performance certificate (EPC)

5 Llys Wylfa, St. Asaph Denbighshire LL17 0EA	Energy rating <div>B</div>	Valid until:	2 March 2034
		Certificate number:	0310-3727-5070-2404-7751

Property type	Tŷ ar wahân
Total floor area	353 square metres

## Rules on letting this property

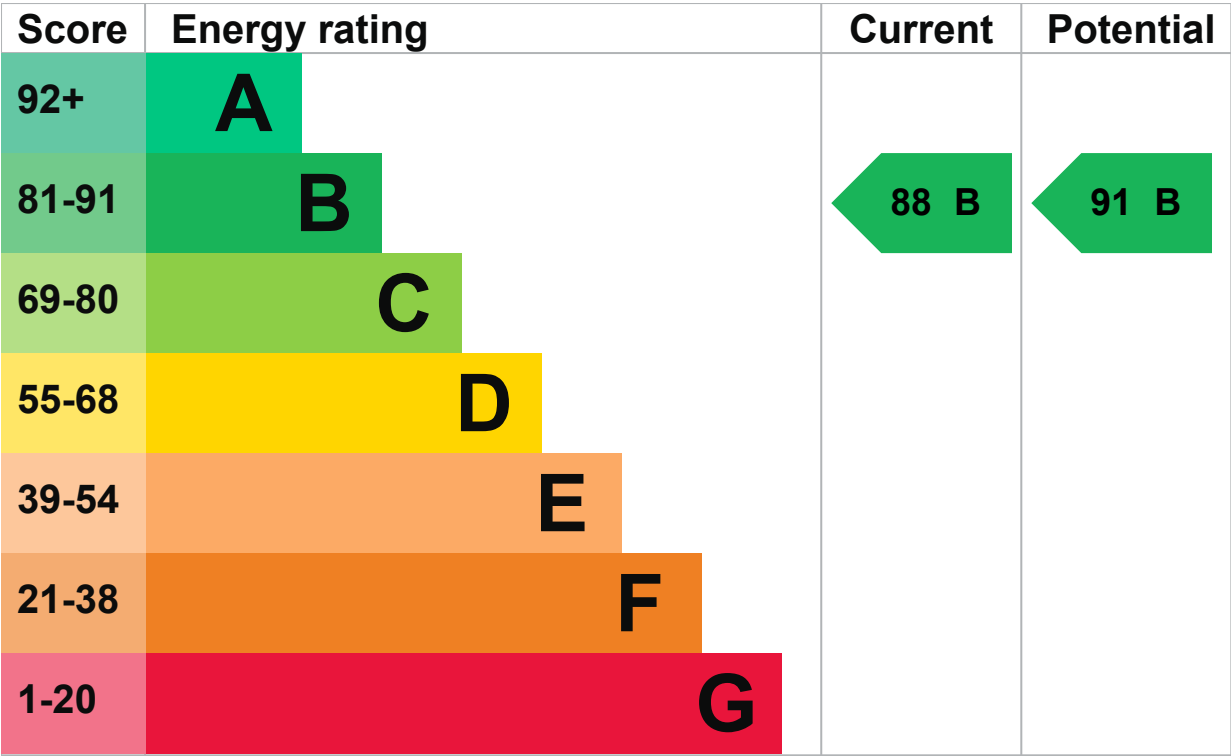
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be B.

[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
Walls	Trawsyriannedd thermol cyfartalog 0.19 W/m²K	Very good
Roof	Trawsyriannedd thermol cyfartalog 0.11 W/m²K	Very good
Floor	Trawsyriannedd thermol cyfartalog 0.14 W/m²K	Very good
Windows	Ffenestri perfformiad uchel	Very good

Feature	Description	Rating
Main heating	Bwyler a rheiddiaduron, nwy prif gyflenwad	Good
Main heating control	Rheolaeth amser a rheolaeth parthau tymheredd	Very good
Hot water	O'r brif system	Good
Lighting	Goleuadau ynni-isel ym mhob un o'r manau gosod	Very good
Air tightness	Athreiddedd aer 3.9 m <sup>3</sup> /h.m <sup>2</sup> (wedi'i brofi)	Good
Secondary heating	Dim	N/A

## Primary energy use

The primary energy use for this property per year is 62 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,581 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 11,573 kWh per year for heating
- 2,448 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	3.9 tonnes of CO2
<b>This property's potential production</b>	2.9 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?](#)

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## Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£560
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Potential rating after completing step 1
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91 B
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## 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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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	Thomas Owen
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Telephone	01745854170
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Email	<a href="mailto:info@colesknapp.co.uk">info@colesknapp.co.uk</a>
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### 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/021896
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	3 March 2024
Date of certificate	3 March 2024
Type of assessment	► <a href="#">SAP</a>

## 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](mailto: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.

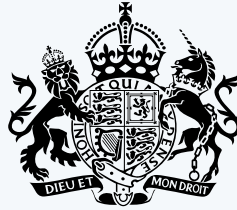


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