

Energy performance certificate (EPC)

2 Ashdene Wood Old Dundonald Rd BELFAST BT16 1BJ	Energy rating	Valid until: 5 January 2032
	B	Certificate number: 0545-3316-9194-2102-2591

Property type	Detached house
Total floor area	110 square metres

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 Northern Ireland:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Average thermal transmittance 0.29 W/m ² K	Very good
Roof	Average thermal transmittance 0.12 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.0 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 87 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£489 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 2022** 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 B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

This property produces 1.8 tonnes of CO₂

This property's potential production 1.8 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£11,000 - £20,000	£334

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	Brian Cunningham
Telephone	0845 6211111
Email	info@stroma.com

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	STRO034430
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 January 2022
Date of certificate	6 January 2022
Type of assessment	SAP