

# Energy performance certificate (EPC)

20 Abbeydene Manor  
NEWTOWNABBEY  
BT37 9JQ

Energy rating

E

Valid until:

5 April 2035

Certificate number:

0174-3048-7204-5035-8200

Property type

Detached house

Total floor area

579 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	51 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
Wall	Sandstone or limestone, with internal insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

### Primary energy use

The primary energy use for this property per year is 164 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£6,403 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 £577 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 E. It has the potential to be E.

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

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 24.0 tonnes of CO<sub>2</sub>

This property's potential production 22.0 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£110	£160
2. Condensing boiler	£2,200 - £3,000	£417
3. Floor insulation (solid floor)	£4,000 - £6,000	£130
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£374
5. 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	Kyle Carpenter
Telephone	07517 235 700
Email	<a href="mailto:graham.carpenter@watts.co.uk">graham.carpenter@watts.co.uk</a>

### 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/024733
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 April 2025
Date of certificate	6 April 2025
Type of assessment	<a href="#">RdSAP</a>