

Energy performance certificate (EPC)

15 Radox Road CRUMLIN BT29 4BU	Energy rating <div>C</div>	Valid until: 12 May 2035
		Certificate number: 0340-2417-3550-2395-3011

Property type	Detached house
Total floor area	190 square metres

Energy rating and score

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

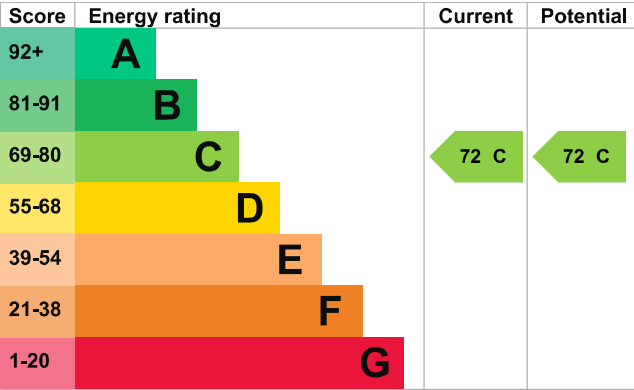
[See how to improve this property’s energy efficiency.](#)

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 Northern Ireland:

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 400+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 117 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
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How this affects your energy bills

An average household would need to spend **£2,385 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 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 D. 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	7.3 tonnes of CO2
This property’s potential production	7.3 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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£111
2. Internal or external wall insulation	£4,000 - £14,000	£846
3. Wind turbine	£15,000 - £25,000	£865

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	02891 274 132
Email	kylecarpenter09@hotmail.com

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	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 May 2025
Date of certificate	13 May 2025
Type of assessment	RdSAP