

# Energy performance certificate (EPC)

110d Movilla Road NEWTOWNARDS BT23 8RQ	Energy rating  C	Valid until: 6 July 2035
		Certificate number: 3835-6423-7500-0723-2206

Property type	Detached house
Total floor area	334 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 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
Wall	Granite or whin, with internal insulation	Good
Wall	Cavity wall, with internal insulation	Very good
Roof	Pitched, insulated at rafters	Poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, wood pellets	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, insulated	N/A
Air tightness	(not tested)	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 CO<sub>2</sub>. 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:

- Biomass main heating
- Solar photovoltaics

### Primary energy use

The primary energy use for this property per year is 161 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)  
The assessment does not include any feed-in tariffs that may be applicable to this property.

## Smart meters

This property had a **smart meter for electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

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## How this affects your energy bills

An average household would need to spend **£4,366 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.

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## Heating this property

Estimated energy needed in this property is:

- 25,979 kWh per year for heating
- 1,637 kWh per year for hot water

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## Impact on the environment

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

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	2.4 tonnes of CO <sub>2</sub>
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This property's potential production	2.4 tonnes of CO <sub>2</sub>
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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.

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## Steps you could take to save energy

The assessor did not make any recommendations for this property.

## 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	<a href="mailto:kylecarpenter09@hotmail.com">kylecarpenter09@hotmail.com</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	7 July 2025
Date of certificate	7 July 2025
Type of assessment	<a href="#">RdSAP</a>