

Energy performance certificate (EPC)

1 Cooleen Park  
NEWTOWNABBEY  
BT37 0RR

Energy rating

F

Valid until:

5 January 2035

Certificate number:

2000-3945-0202-4254-2204

Property type

Detached house

Total floor area

115 square metres

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 63 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 38 F    |           |
| 1-20  | G             |         |           |

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3945-0202-4254-2204?print=true>

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## 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                 | Cavity wall, as built, partial insulation (assumed) | Average   |
| Roof                 | Pitched, limited insulation (assumed)               | Poor      |
| Roof                 | Roof room(s), insulated                             | Average   |
| 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, no cylinder thermostat            | Poor      |
| Lighting             | Low energy lighting in 83% of fixed outlets         | Very good |
| Floor                | Suspended, no insulation (assumed)                  | N/A       |
| Secondary heating    | Room heaters, dual fuel (mineral and wood)          | N/A       |

### Primary energy use

The primary energy use for this property per year is 316 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## How this affects your energy bills

An average household would need to spend **£2,369 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 £920 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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## Impact on the environment

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

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               | 9.4 tonnes of CO <sub>2</sub> |
| This property's potential production | 5.5 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.

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## Steps you could take to save energy

| Step                                      | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation                 | £500 - £1,500             | £228                  |
| 2. Hot water cylinder thermostat          | £200 - £400               | £124                  |
| 3. Room-in-roof insulation                | £1,500 - £2,700           | £178                  |
| 4. Floor insulation (suspended floor)     | £800 - £1,200             | £168                  |
| 5. Heat recovery system for mixer showers | £585 - £725               | £33                   |
| 6. Condensing boiler                      | £2,200 - £3,000           | £190                  |
| 7. Solar water heating                    | £4,000 - £6,000           | £56                   |
| 8. Solar photovoltaic panels              | £3,500 - £5,500           | £439                  |

## 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 | Matthew Symons   |
| Telephone       | 07968246514  |
| Email           | <a href="mailto:mattsymons@icloud.com">mattsymons@icloud.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/029240   |
| 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     | 20 December 2024      |
| Date of certificate    | 6 January 2025        |
| Type of assessment     | <a href="#">RdSAP</a> |