

Energy performance certificate (EPC)

3 Ballygowan Road
BELFAST
BT5 7LH

Energy rating

E

Valid until: 2 April 2032

Certificate number: 9651-9274-9589-3140-4698

Property type

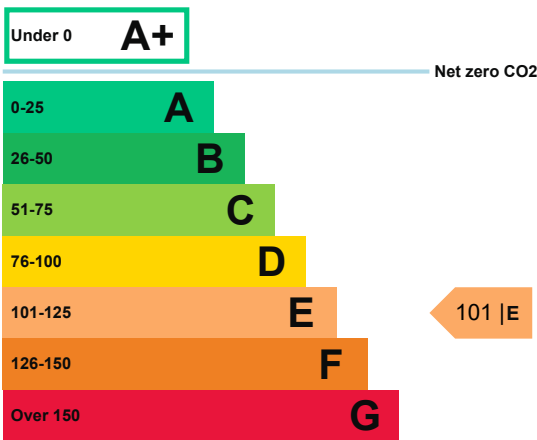
B8 Storage or Distribution

Total floor area

564 square metres

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

71 | C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	68.38
Primary energy use (kWh/m ² per year)	386

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9391-6311-6843-8109-5789\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Declan Heggarty
Telephone	07595362912
Email	info@nienergyrating.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001014
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Northern Ireland Energy Rating
Employer address	3 The Everglades, Clare Road, Ballycastle, County Antrim BT54 6BE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 April 2022
Date of certificate	3 April 2022
