

Energy performance certificate (EPC)

11, Glanroy Avenue
Portadown
CRAIGAVON
BT62 3HR

Energy rating

D

Valid until: **18 December 2021**

Certificate number: **9060-2976-0822-9399-4251**

Property type

End-terrace house

Total floor area

71 square metres

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

the average energy rating is D
the average energy score is 60

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (55) to C (71).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £300	£19
2. Cavity wall insulation	£100 - £300	£171
3. Increase hot water cylinder insulation	£15 - £30	£29
4. Low energy lighting	£30	£31
5. Heating controls (room thermostat)	£350 - £450	£41
6. Condensing boiler	£1,500 - £3,500	£34
7. Solar water heating	£4,000 - £6,000	£46
8. Solar photovoltaic panels	£11,000 - £20,000	£207

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£878
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Potential saving	£325
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.