

Energy performance certificate (EPC)

10, Selshion Mews
Portadown
CRAIGAVON
BT62 1HN

Energy rating

C

Valid until: 26 May 2023

Certificate number: 2239-4000-0285-6687-4990

Property type

end-terrace house

Total floor area

94 square metres

Energy efficiency rating for this property

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

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

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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£35	£21.08
2. Condensing boiler	£2,200 - £3,000	£69.63
3. Solar water heating	£4,000 - £6,000	£52.35
4. Solar photovoltaic panels	£9,000 - £14,000	£212.86

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£651
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Potential saving if you complete every step in order	£90
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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.

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.