Energy performance certificate (EPC)

22 Ballymena Road Cullybackey BALLYMENA BT42 1DT Energy rating

Valid until: 6 April 2035

Certificate number:

0431-3048-4204-7875-8200

Property type

Detached house

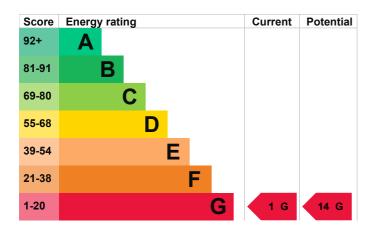
Total floor area

114 square metres

Energy rating and score

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

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

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, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 1036 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £9,658 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 £3,880 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.

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	25.0 tonnes of CO2
This property's potential production	15.0 tonnes of CO2

You could improve this property's CO2 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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£1,730
2. Cavity wall insulation	£500 - £1,500	£1,754
3. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£396
4. Floor insulation (solid floor)	£4,000 - £6,000	£472
5. Solar water heating	£4,000 - £6,000	£235
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£632
7. Solar photovoltaic panels	£3,500 - £5,500	£407

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	Andrew Cartmill
Telephone	02838 394090
Email	info@360-energy.co.uk

Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/031671	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
7 April 2025	
7 April 2025	
RdSAP	