

Energy performance certificate (EPC)

58 Coolkeeran Road
Armoy
Ballymoney
BT53 8XN

Energy rating

D

Valid until: **25 June 2035**

Certificate number: **7010-1477-2324-4569-6007**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

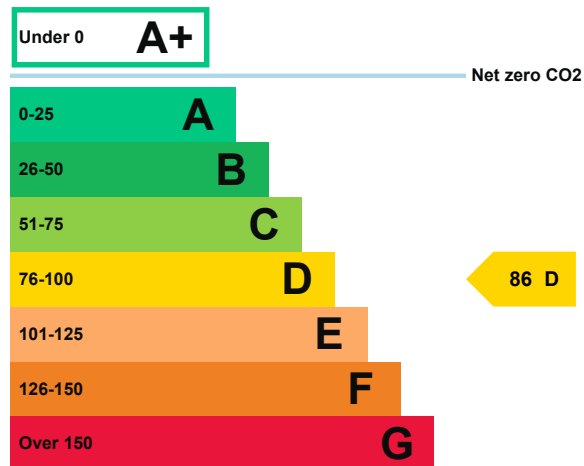
265 square metres

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	81.14
Primary energy use (kWh/m ² per year)	392

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5213-8896-4428-4483-8811\)](#).

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	Joshua Loughridge
Telephone	02890331700
Email	joshualoughridge@semplemckillop.com

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206269
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Semple & McKillop LTD
Employer address	Unit 4 Eastbank House, 3 Eastbank Road, Carryduff, BT8 8BD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2025
Date of certificate	26 June 2025