

Energy performance certificate (EPC)

185 Western Avenue
Sandfields
PORT TALBOT
SA12 7NE

Energy rating

A

Valid until: **31 May 2036**

Certificate number: **5854-1754-9034-0438-2466**

Property type **Retail/Financial and Professional Services**

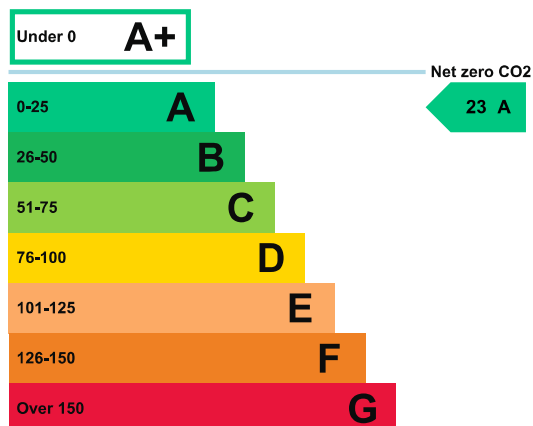
Total floor area **231 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



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

22 A

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.51
Primary energy use (kWh/m ² per year)	113

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1581-1392-2332-9069-9293\)](/energy-certificate/1581-1392-2332-9069-9293).

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	Mark Bevan
Telephone	07900303858
Email	mark@mbenergysurveys.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001120
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bay Energy and Aircon Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2026
Date of certificate	1 June 2026
