

Energy performance certificate (EPC)

49 Depot Road
CWMAVON
SA12 9BA

Energy rating

E

Valid until: **25 January 2036**

Certificate number: **0682-4537-8639-0574-6626**

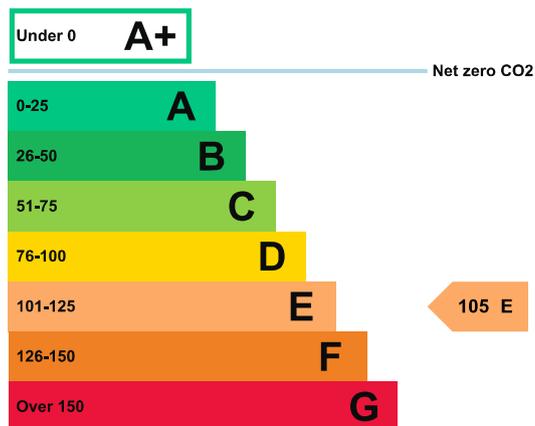
Property type	Offices and Workshop Businesses
Total floor area	221 square metres

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 E.



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

20 A

If typical of the existing stock

93 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	35.5
Primary energy use (kWh/m ² per year)	371

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1974-7699-7766-7169-5056\)](/energy-certificate/1974-7699-7766-7169-5056).

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	Colin Tait
Telephone	01792 865042
Email	pontardawe@ctf-uk.com

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/008727
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clee Tomkinson Francis
Employer address	1a Tawe Terrace, Pontardawe, SA8 4ha
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2026
Date of certificate	26 January 2026