

## Property Information Sheet



### Name and Address

Henry and Moya  
Ty Gwyn  
Edward Street  
Oswestry  
SY11 2BL

### Property Description

New build 2010-2012.  
Three-bedroom detached house on infill plot.  
Timber frame, lime render externally on woodwool slabs.  
Timber double glazed windows.  
Main roof of reclaimed slates.

### What changes have you made to your home?

Designed with low U-value – 250mm thick Warmcell in walls, beam-and-block ground floor using 200mm thick expanded polystyrene blocks, 150mm thick Kingspan to sloping ceilings. Windows and doors mostly triple-glazed, with greatest area of glazing on south (rear) elevation.  
Overhanging flat roof to south-facing glazed doors to reduce solar gain, compact cube shape.  
Mechanical Ventilation with Heat Recovery, gas boiler, solar hot water, small woodburner, 3kW solar PV.

### Why did you make these changes?

Designed to minimise energy use given restrictions imposed by the site.

### What were the approximate costs?

Build cost approx £100k at 2012 costs excluding own labour and VAT

What have been the approximate energy savings?

Total bills for 2021:  
Electricity £378  
Gas £196  
Approx £60 logs  
Approx £100 for MVHR filters  
Less income of £2013 feed-in tariff from solar PV roof

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## Property Information Sheet continued...

What have been the effects on your home?

Generally very comfortable and economical to live in. The boiler gets very little use for most of the year.

Who undertook the work?

Self-build, employing trades and subcontractor for bulk of the work.  
Timber windows from <https://www.cpjoinery.com/>.

Would you recommend them?

What else would you like to do? And why haven't you done them yet?

There's very little we'd change if starting again.

Have you considered any measures but rejected them? Please give details of what and why.

Do you have any further comments?

Are there any access issues? Eg steep steps, lack of parking.

On-street parking. Level access into house.



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