

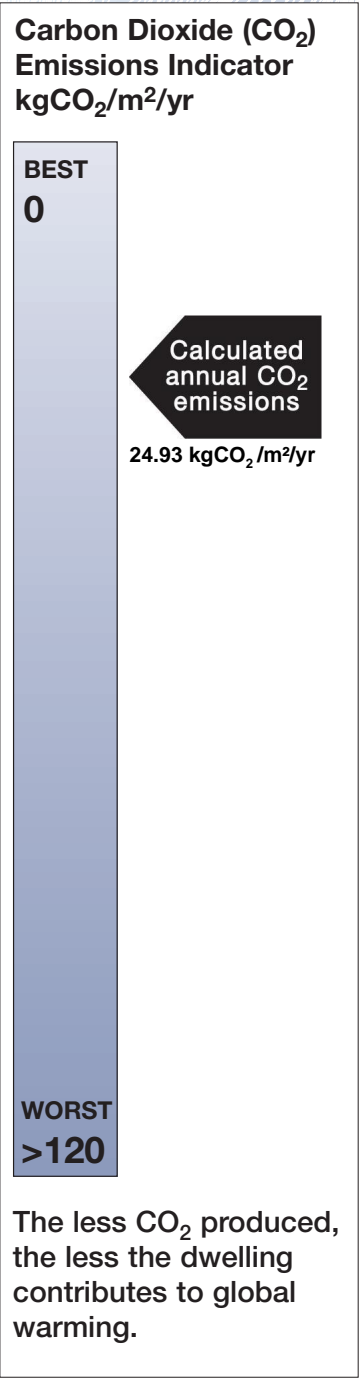
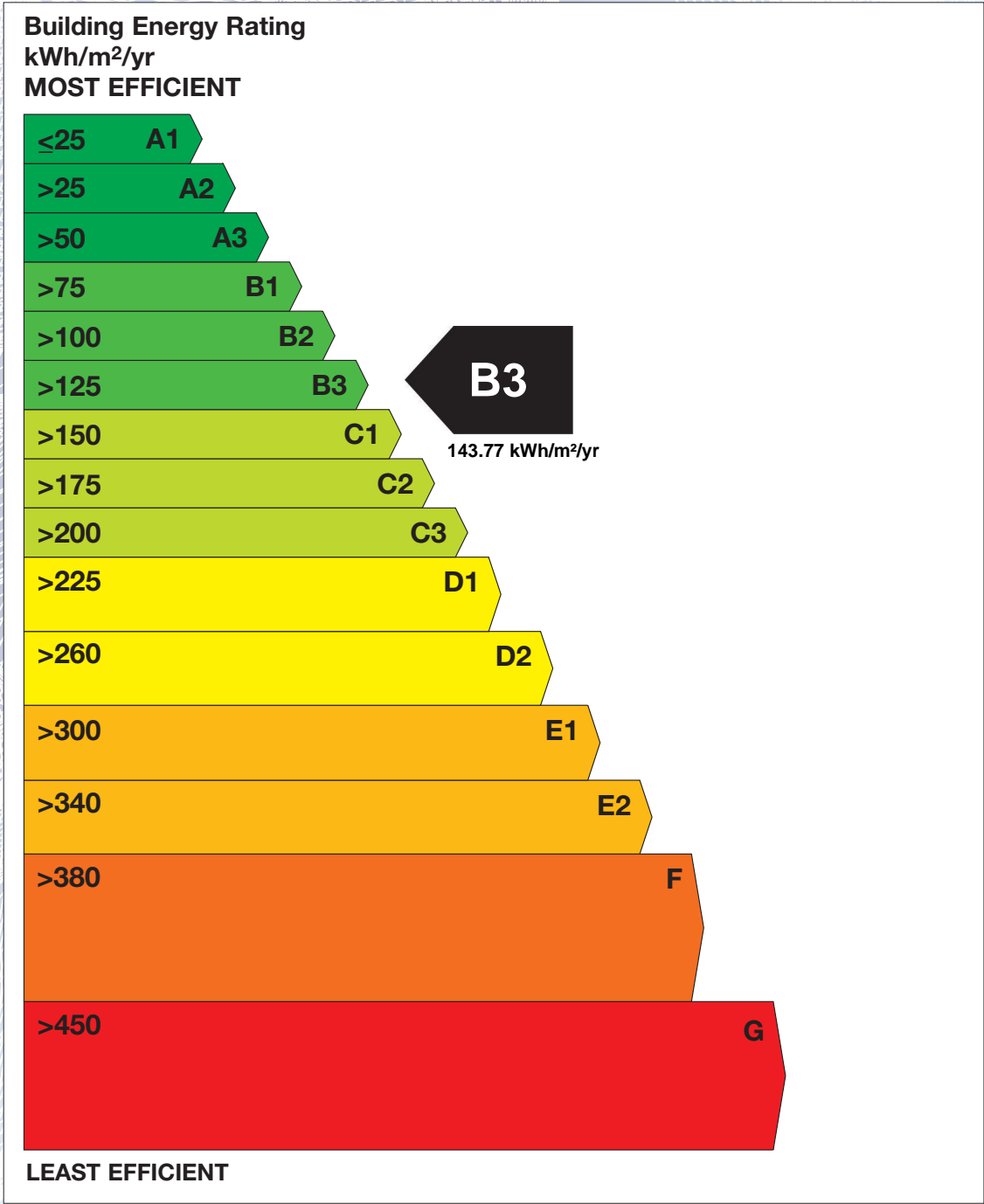
Building Energy Rating (BER)

BER for the building detailed below is: **B3**

Address	APT NO 4 THE ELMS MOUNT MERRION AVENUE BLACKROCK CO. DUBLIN
Eircode	A94HN44
BER Number	103935854
Date of Issue	25/04/2025
Valid Until	25/04/2035
Assessor Number	109100
Assessor Company No	107336

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

‘A’ rated properties are the most energy efficient and will tend to have the lowest energy bills.



IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.