

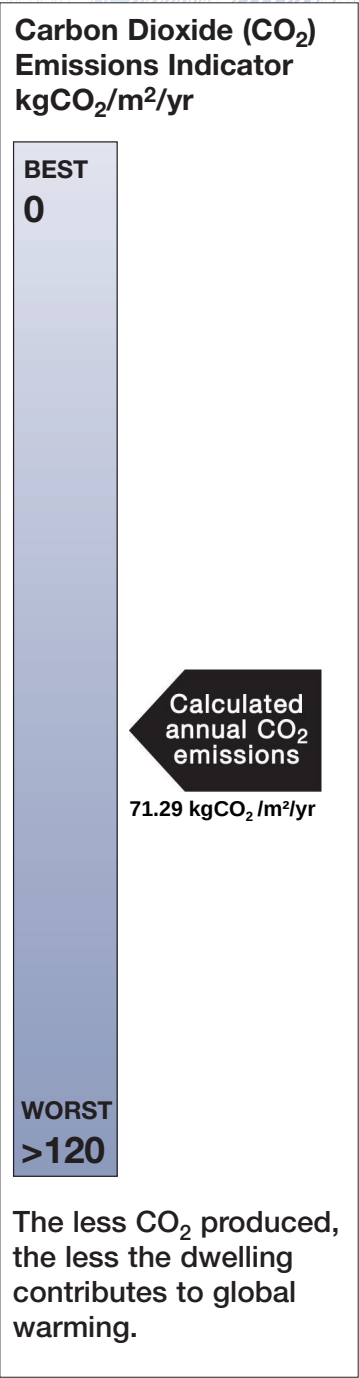
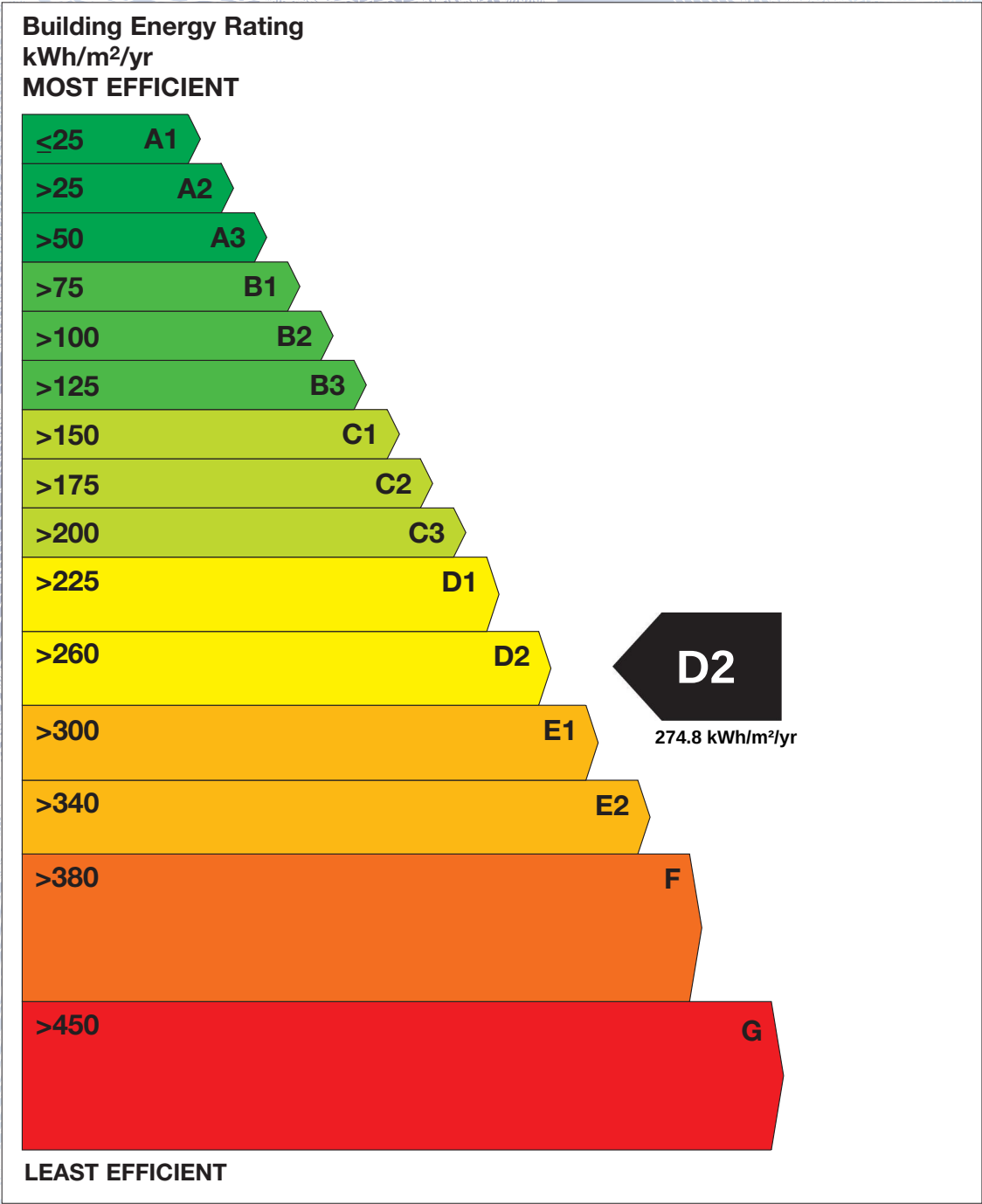
Building Energy Rating (BER)

BER for the building detailed below is: **D2**

Address	40 MERLYN ROAD DUBLIN 4
Eircode	D04A0T4
BER Number	118791433
Date of Issue	21/09/2025
Valid Until	21/09/2035
Assessor Number	109812
Assessor Company No	109811

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.