

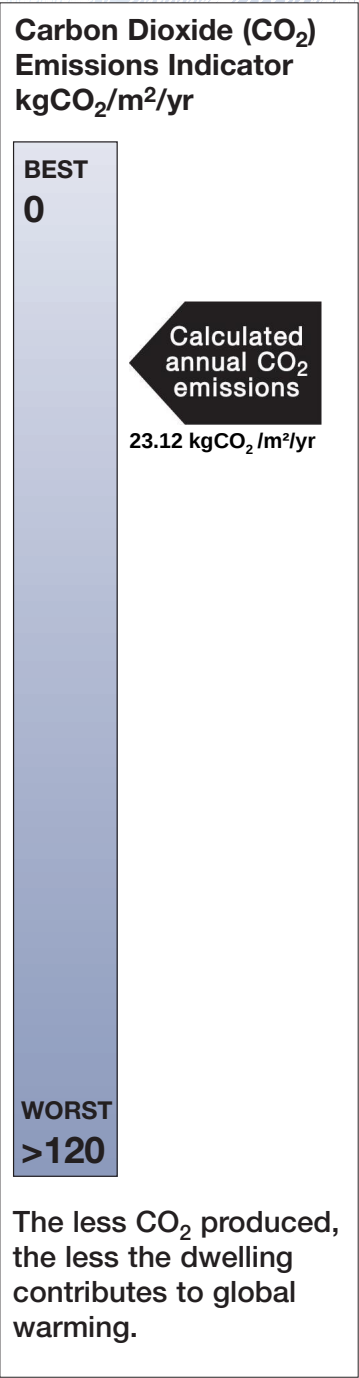
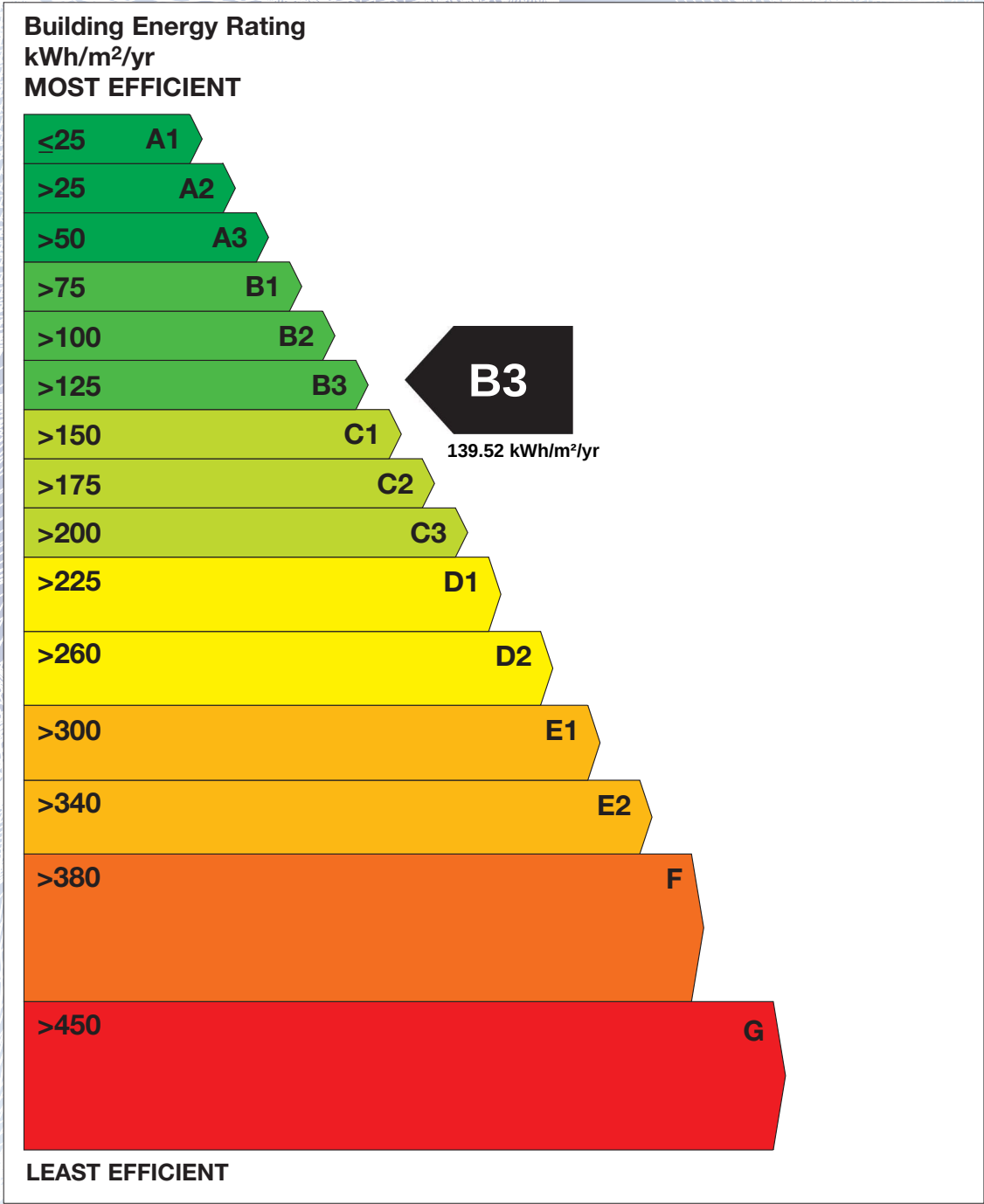
Building Energy Rating (BER)

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

Address	27 THE AVENUE, OLDBRIDGE, OSBERSTOWN NAAS CO. KILDARE
Eircode	W91P65P
BER Number	100208487
Date of Issue	25/09/2025
Valid Until	25/09/2035
Assessor Number	109465
Assessor Company No	109463

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.