

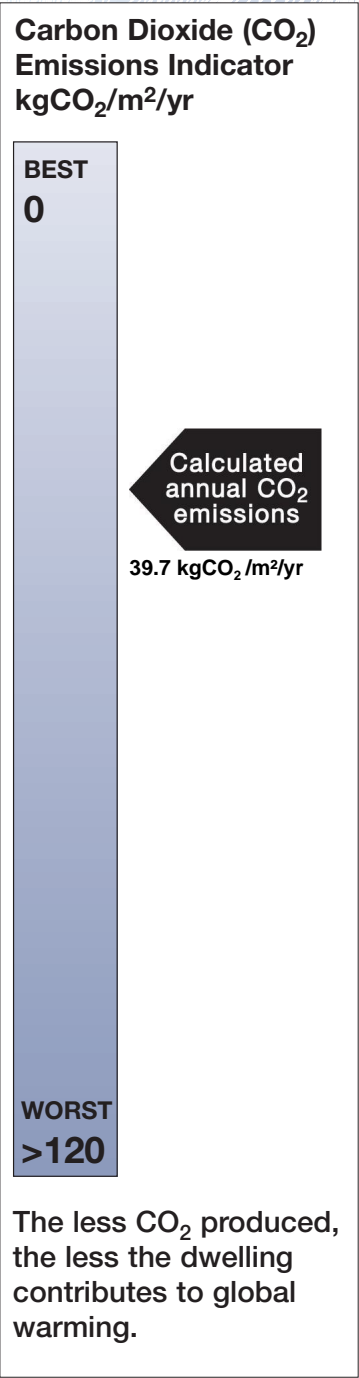
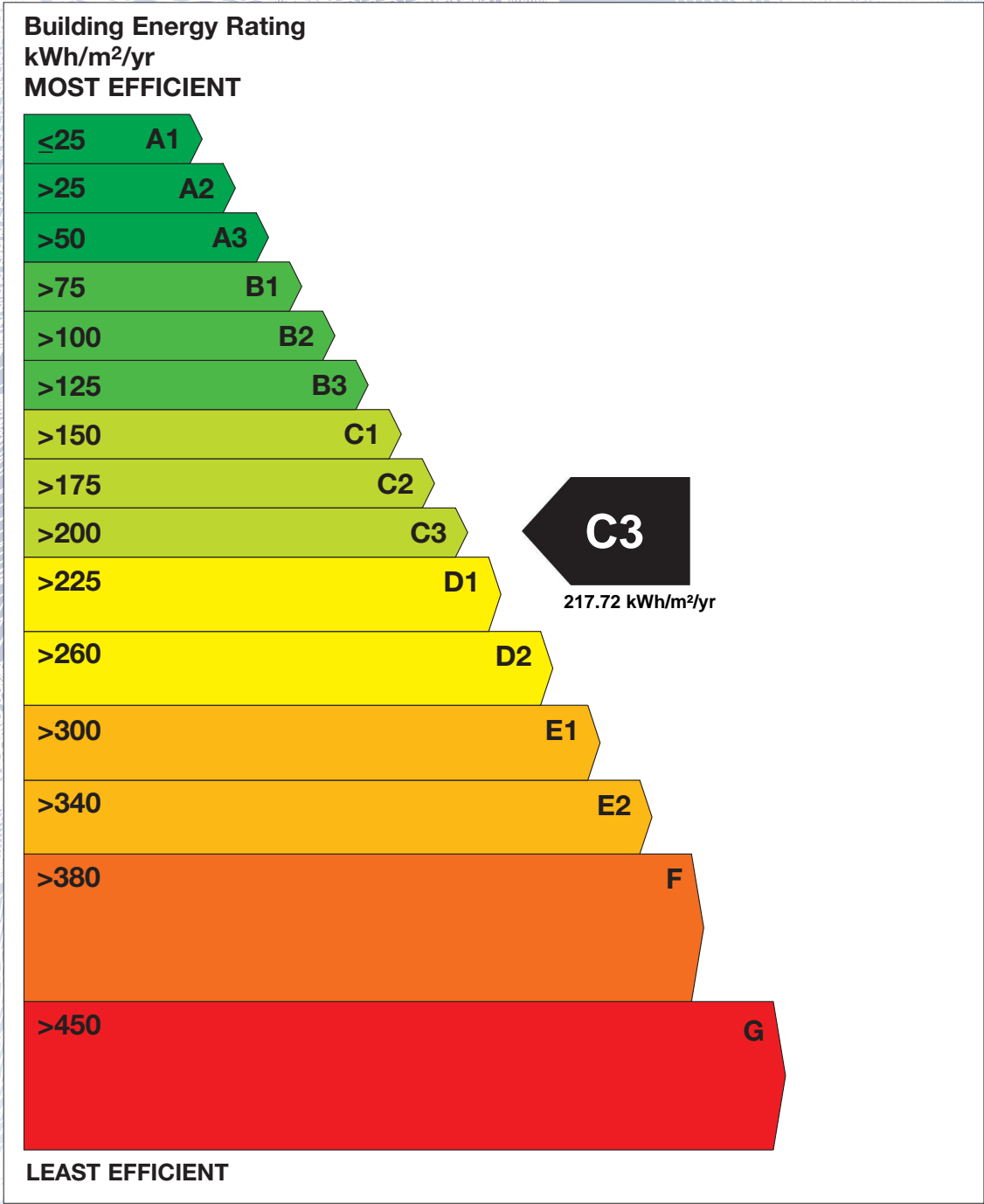
Building Energy Rating (BER)

BER for the building detailed below is: **C3**

Address	38 THE OAKS RIDGEWOOD FOREST ROAD SWORDS CO. DUBLIN
Eircode	K67R678
BER Number	118372325
Date of Issue	22/04/2025
Valid Until	22/04/2035
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.