

Building Energy Rating (BER)

BER for the building detailed below is:

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Address 48 NUTLEY AVENUE
BALLSBRIDGE
DUBLIN 4

Eircode D04N5Y4

BER Number 116432303

Date of Issue 10/05/2023

Valid Until 10/05/2033

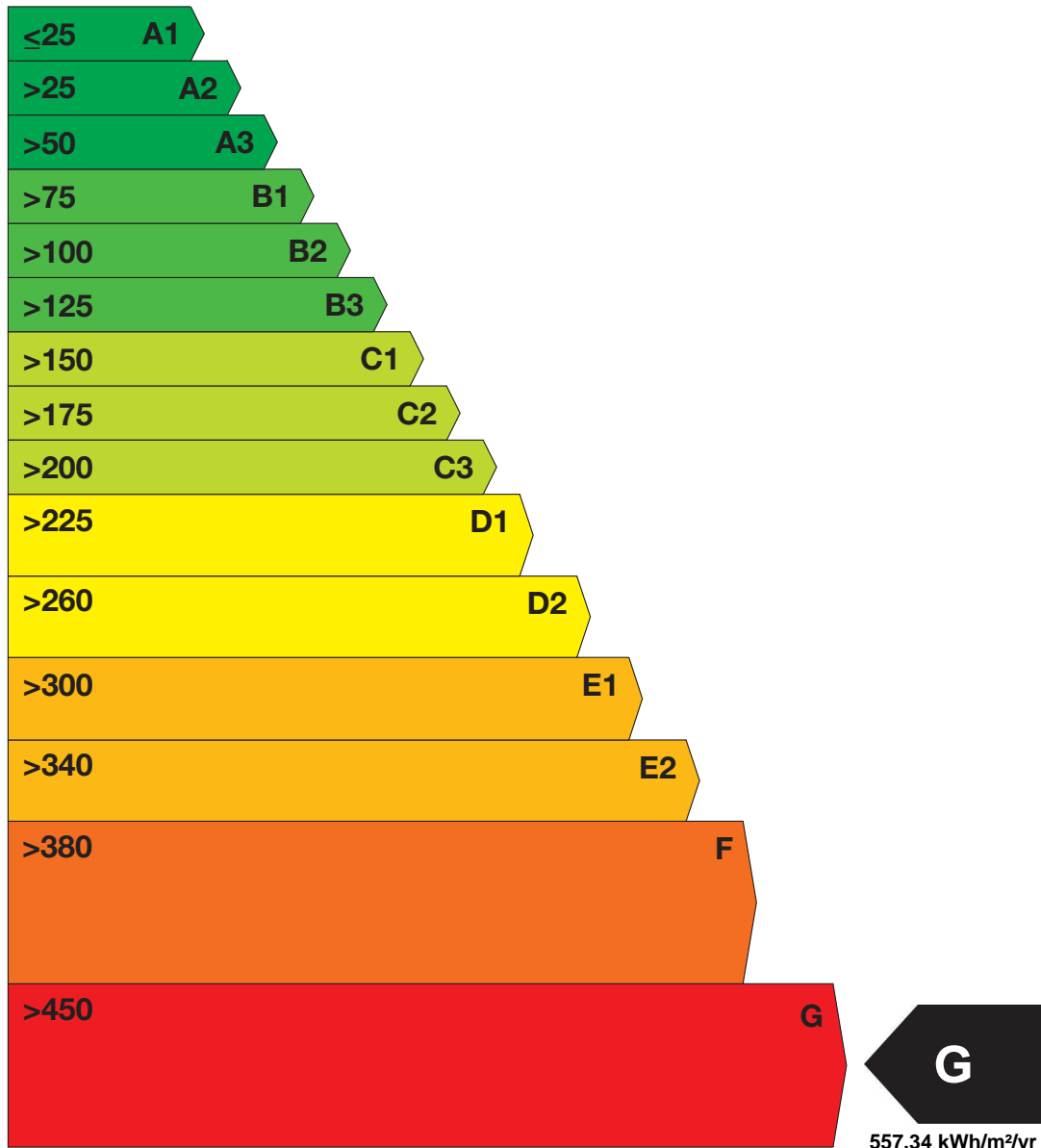
Assessor Number 107149

Assessor Company No 107148

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.

Building Energy Rating kWh/m²/yr MOST EFFICIENT



LEAST EFFICIENT

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557.34 kWh/m²/yr

Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr

BEST

0

WORST
>120

Calculated
annual CO₂
emissions

128.47 kgCO₂/m²/yr

The less CO₂ produced, the less the dwelling contributes to global warming.

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.