

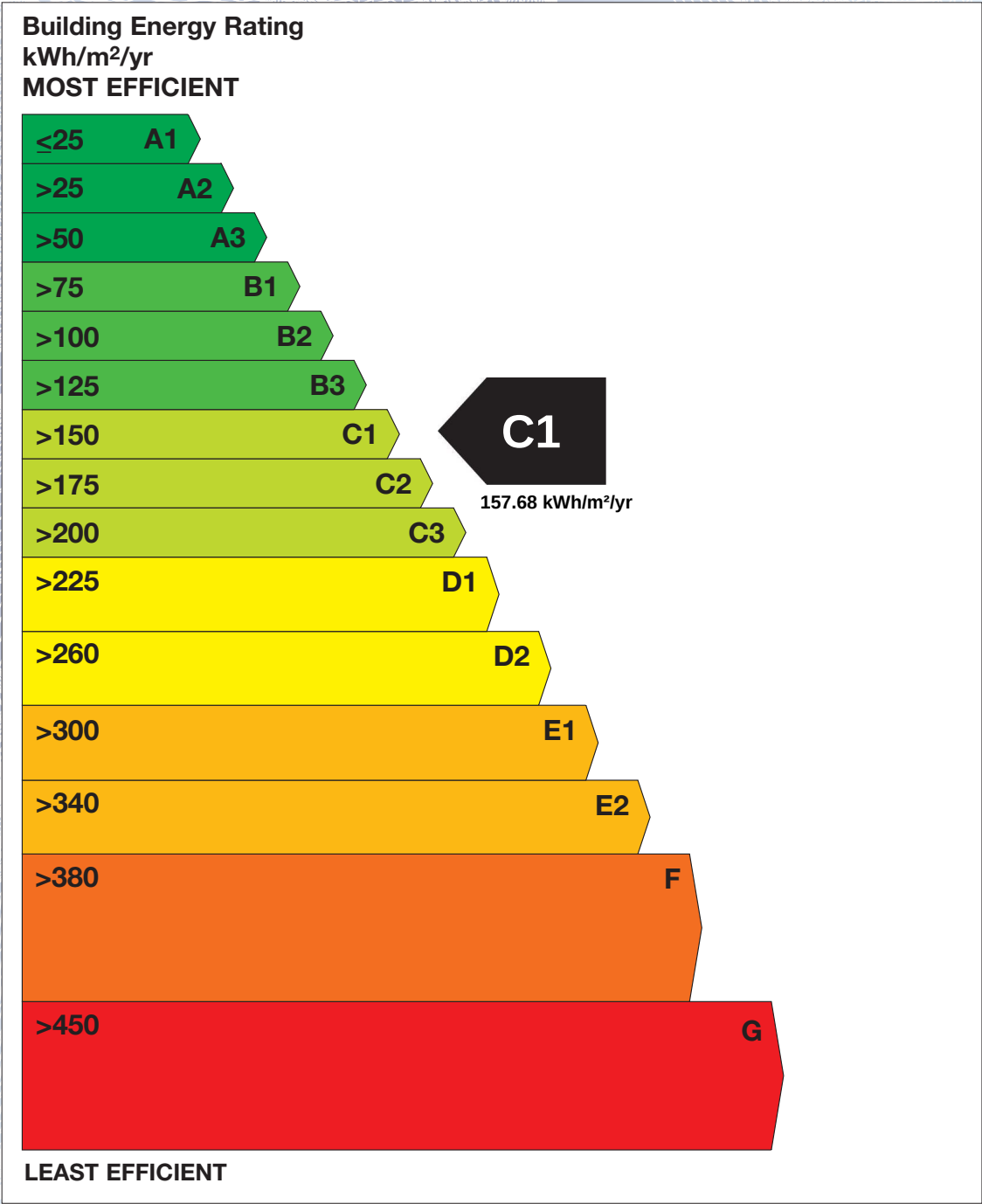
Building Energy Rating (BER)

BER for the building detailed below is: **C1**

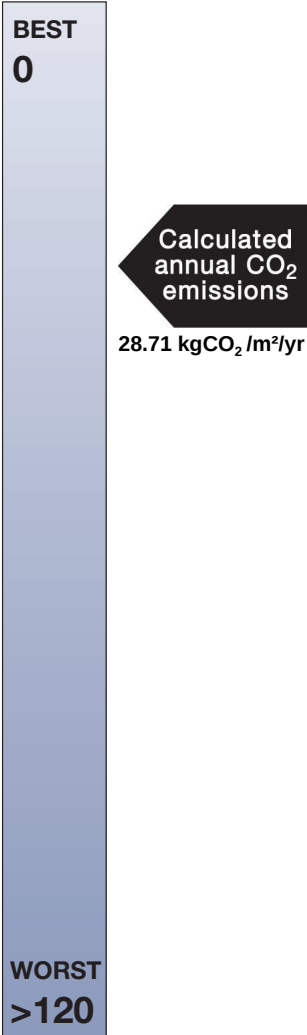
Address	2 THE PIDGEON HOUSE THE GASWORKS BARROW STREET DUBLIN 4
Eircode	D04E8P5
BER Number	100632462
Date of Issue	02/10/2025
Valid Until	02/10/2035
Assessor Number	103343
Assessor Company No	103343

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.



Carbon Dioxide (CO₂) Emissions Indicator
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.