

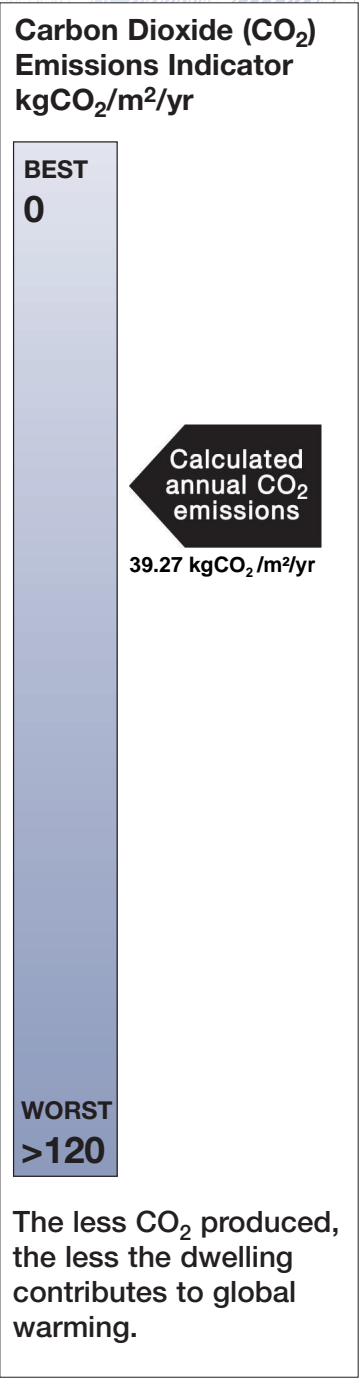
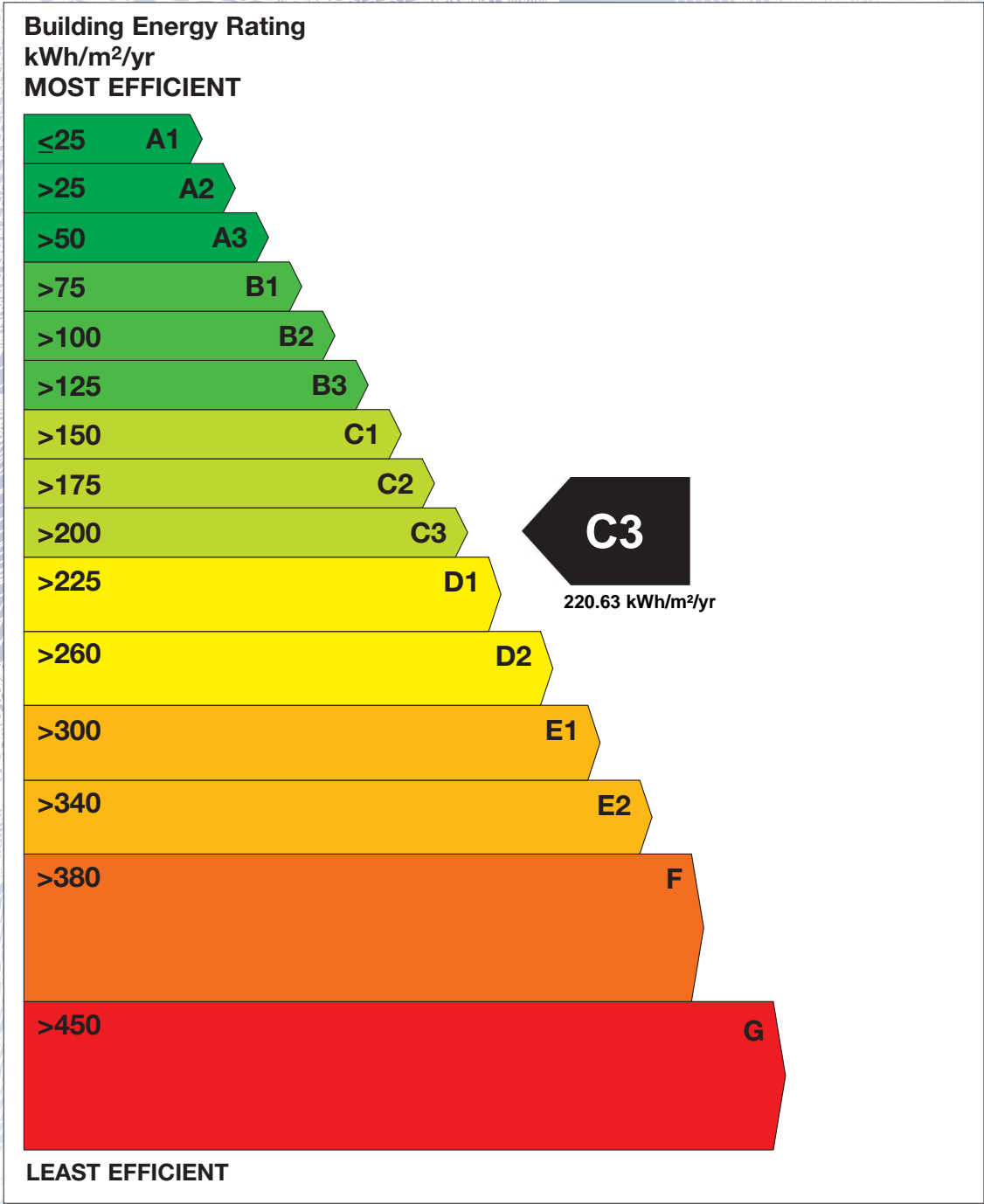
Building Energy Rating (BER)

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

Address	3 FORTLANDS HERBERT AVENUE BALLSBRIDGE DUBLIN 4
Eircode	D04TP04
BER Number	106330681
Date of Issue	06/06/2025
Valid Until	06/06/2035
Assessor Number	109641
Assessor Company No	109637

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.