

Building Energy Rating (BER)

BER for the building detailed below is:

B3

Address	2 EDWARD PLACE BLOOMFIELD AVENUE DONNYBROOK DUBLIN 4
Eircode	D04W6X6
BER Number	100756832
Date of Issue	12/01/2026
Valid Until	12/01/2036
Assessor Number	103350
Assessor Company No	103350

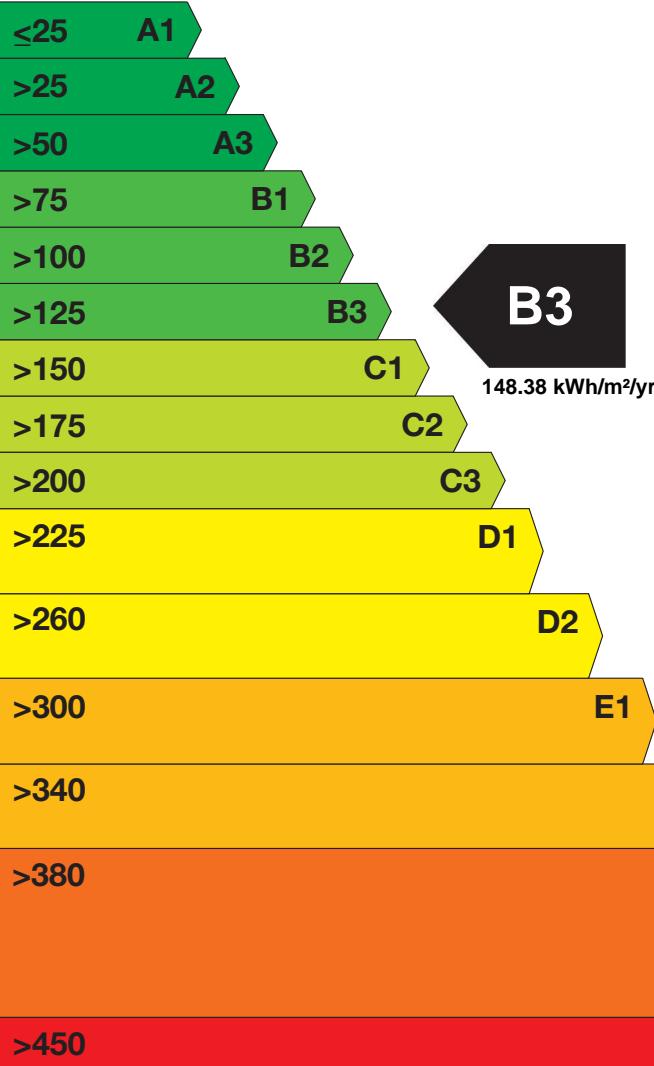
The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'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

Carbon Dioxide (CO₂) Emissions Indicator

kgCO₂/m²/yr

BEST

0

Calculated annual CO₂ emissions

26.16 kgCO₂/m²/yr

WORST

>120

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.