

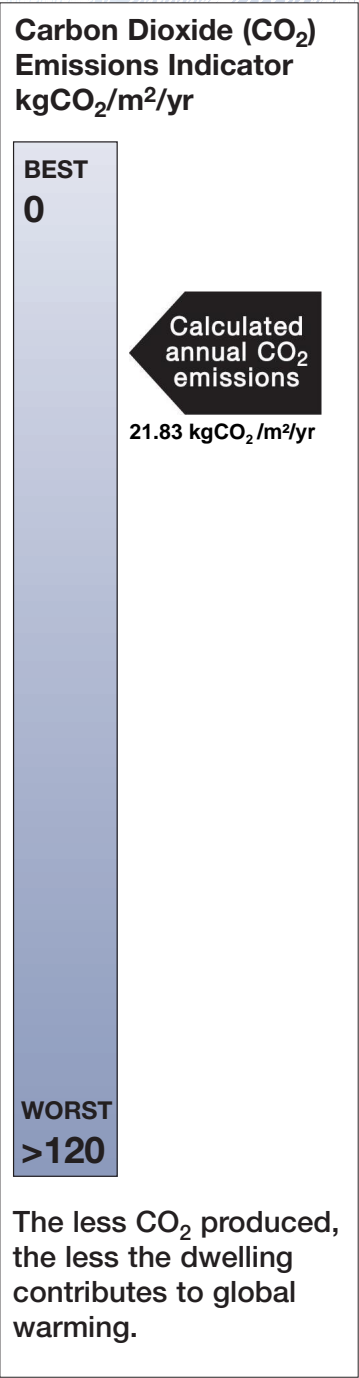
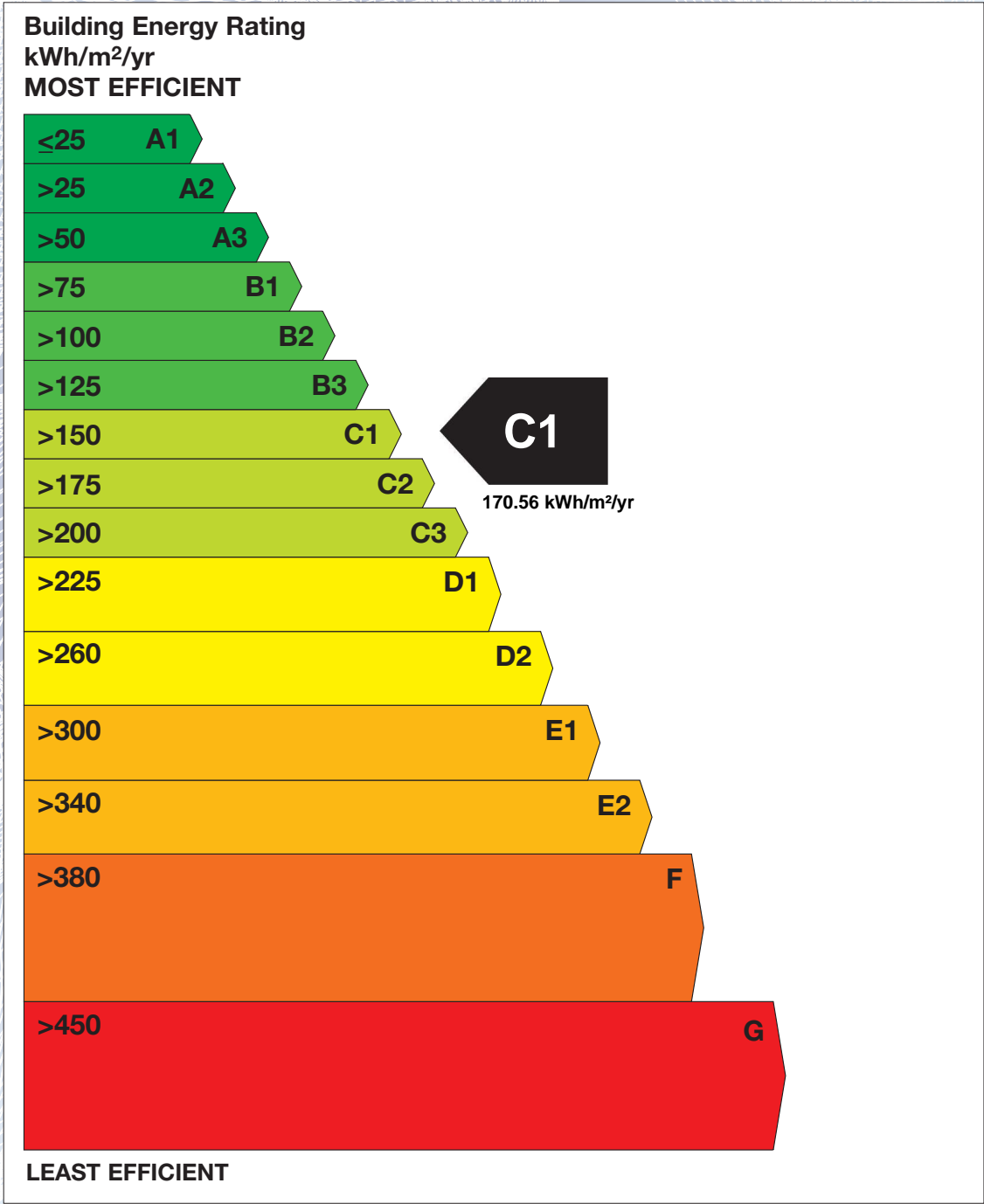
# Building Energy Rating (BER)

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

Address	APT 4 MIDDLE RIGHT 36 MAIN STREET BALLYBAY CO. MONAGHAN
Eircode	A75CD35
BER Number	105439764
Date of Issue	03/07/2024
Valid Until	03/07/2034
Assessor Number	108933
Assessor Company No	108932

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/m<sup>2</sup>/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.