



Garden Rooms  
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53.411191  
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CREATING THE **ULTIMATE**  
OUTDOOR LIVING SPACE



## WELCOME TO OUR **ULTIMATE** RANGE

Our Ultimate Garden Room enhances everyday living using space already available in the garden. To date we have constructed over 950 Garden Rooms countrywide for a variety of purposes including home offices, home cinemas, art studios, teenagers' rooms, bars, music rooms, home studies and gyms.



## ULTIMATE FREEDOM

We aim to provide you ultimate freedom to create your own unique space, specific to your needs and requirements.



# “SIMPLICITY IS THE **ULTIMATE** SOPHISTICATION”.

Leonardo da Vinci

## **STANDARD SPECIFICATIONS**

**Foundations:** Post foundations in concrete.

**Double Glazing:** Energy rated aluminium framed windows and doors.

**Insulation:** Walls are specified with two layers of thermally efficient insulation, the first layer is 40mm thermally efficient Foilback insulation while the second layer is 100mm high density and acoustically sound Earthwool Insulation.

The floor has 80mm thermally efficient Foilback Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Platinum Grey Oak Laminated flooring.

**Ceiling and Walls:** Plastered and skimmed.

**Roof:** Firestone EPDM 30 year weather security guaranteed.

**External Cladding:** Vertical cedar cladding.

## **ELECTRICAL PACKAGE INCLUDES:**

- **5 - 7 double sockets;** brushed chrome finish
- **Fuseboard**
- **Smoke alarm**
- **6 - 8 LED spotlights;** brushed chrome finish
- **2 Kw heater**
- **3 Outside LED spotlights;** brushed chrome finish

## **OPTIONAL EXTRAS**

### **Varnish Package: €800 - €900**

Quotations for heating and cooling air conditioning units, bathrooms, plumbing, partition walls, water, waste and electrical connection to main house are available on completion of our free site survey.

### **Site Surveys**

To help you visualise the best position for your Garden Room we are happy to come and visit you in your garden. Using wooden pegs, we mark out the area thus providing a practical visual on the space in question. We can help you decide the best place to position the Garden Room to optimise light and space. You can customise the length and depth of your Garden Room so it can be tailored specifically for your available space.

# ULTIMATE FLOORPLANS

Garden Rooms offers a bespoke option. These designs can be altered to suite your requirements and available space. Our team is available to come to your garden, discuss your needs and offer advice on the best use of your space to create your perfect Ultimate Garden Room.



**ULTIMATE 20**

**SIZE: 5.5m x 4.6m**



**ULTIMATE 25**

**SIZE: 7m x 4.6m**



**ULTIMATE 23**

**SIZE: 6.4m x 4.6m**



**ULTIMATE 27**

**SIZE: 7.5m x 4.6m**