



ARCHITECTURALLY DESIGNED

— ESTABLISHED 2003 —

Garden Rooms enhance 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.



## ABOUT



Garden Rooms, established in 2003, is an Irish family owned business.

Our passion is creating stylish yet practical lifestyle solutions for growing families and home businesses by constructing high quality Garden Rooms.

We source suitable cedar cladding, roofing membranes and provide thermally efficient insulation and electrical packages to ensure that each individual customer's requirements are met.

We recognise that each Garden Room, big or small, is unique and we pride ourselves on our highly personal approach to all designs and every individual request. Many of our Garden Rooms are multipurpose – i.e. used as home offices during the week and teenager dens at the weekend so planning is an important part of the process. Our customer feedback tells us that our integrity and professionalism coupled with our expertise and superior workmanship is very much appreciated.

This is evidenced by the fact that most of our business is by word of mouth, with personal recommendations from previous clients. We would be happy to put you in touch with previous customers in your area should you wish to hear of their experiences with Garden Rooms.

We construct Garden Rooms in every county in Ireland so please do not hesitate to contact us with any queries including complimentary site surveys and a free quotation for your area.

Come and visit our Dublin showrooms just off the M50 EXIT 5 (close to IKEA and Blanchardstown Shopping Centre) and experience our Garden Rooms for yourself.

[www.gardenrooms.ie](http://www.gardenrooms.ie)

**John Sherry**  
Managing Director



## CUBE 25

**SIZE: 7m x 3.6m**



### 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 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Walnut laminated flooring, semi-solid oak optional extra.

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

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

**External Cladding:** Vertical cedar cladding.





#### **ELECTRICAL PACKAGE INCLUDES:**

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

#### **OPTIONAL EXTRAS:**

##### **Varnish Package - €850**

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.



CUBE 23





**SIZE: 6.4m x 3.6m**



### **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 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Walnut laminated flooring, semi-solid oak optional extra.

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

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

**External Cladding:** Vertical cedar cladding.

### **ELECTRICAL PACKAGE INCLUDES:**

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

### **OPTIONAL EXTRAS:**

#### **Varnish Package - €850**

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.



# CUBE 20

**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 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

Floor: Walnut laminated flooring, semi-solid oak optional extra.

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

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

**External Cladding:** Vertical cedar cladding.

**ELECTRICAL PACKAGE INCLUDES:**

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





#### **OPTIONAL EXTRAS:**

##### **Varnish Package - €800**

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.

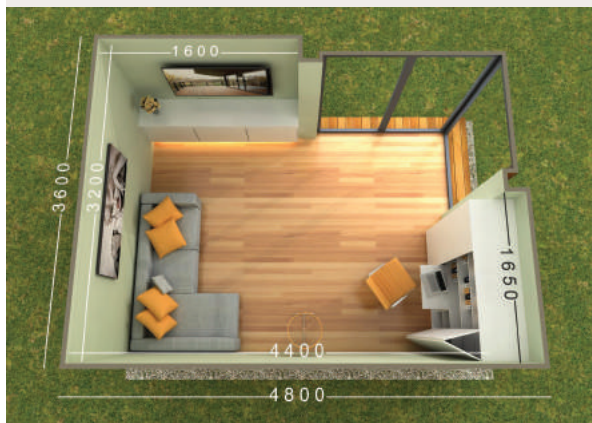
**SIZE: 5.5m x 3.6m**





## CUBE 17

**SIZE: 4.8m x 3.6m**



### **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 sound insulation, the first layer is 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically efficient Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Walnut laminated flooring, semi-solid oak optional extra.

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

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

**External Cladding:** Vertical cedar cladding.





#### **ELECTRICAL PACKAGE INCLUDES:**

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

#### **OPTIONAL EXTRAS:**

##### **Varnish Package - €750**

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.

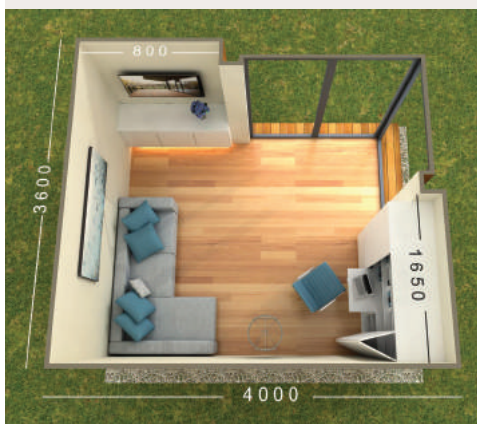
##### **Site Surveys**

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.

## CUBE 15



**SIZE: 4m x 3.6m**



### **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 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Walnut laminated flooring, semi-solid oak optional extra.

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

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

**External Cladding:** Vertical cedar cladding.





#### **ELECTRICAL PACKAGE INCLUDES:**

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

#### **OPTIONAL EXTRAS:**

##### **Varnish Package - €600**

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.

CUBE PITCHED ROOF







**We can include a pitched roof design on any of our Cube Garden Rooms. Please call us to discuss tailoring Garden Rooms specifically to a design you have in mind.**

#### **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 25mm thermally efficient Kingspan while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Kingspan Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures our Garden Rooms have a long term superior level of sustainability and warmth.

**Floor:** Walnut laminated flooring, semi-solid oak optional extra.

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

**Roof:** DECRA Roof System. 30 year weather security guaranteed.

**External Cladding:** Vertical cedar cladding.

#### **ELECTRICAL PACKAGE INCLUDES:**

- **4 - 7 double sockets;** brushed chrome finish
- **Fuseboard**
- **Smoke alarm**
- **6 LED spotlights;** brushed chrome finish
- **2 Kw heater**
- **3 Outside LED spotlights;** brushed chrome finish

#### **OPTIONAL EXTRAS:**

**Varnish Package: €550 - €850**

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.





## BESPOKE GARDEN ROOMS

**We have a bespoke division that allows us to create an individual Garden Room specific to your needs and requirements. You can determine every single aspect of your Garden Room for your available space.**

**We have designed bespoke Garden Rooms for a variety of purposes including home offices, home cinemas, art studios, teenagers' rooms, bars, music rooms, home studios, and gyms.**

**The options are limitless so why not call and talk to us about your dream room.**

### **MUSIC ROOMS**

If you are looking for a music room or recording studio we can also install acoustically soundproof glass in the windows and doors as well as wall insulation.

### **GYMS**

We are able to install extra reinforcements in the floor of your Garden Room in order to withstand the extra stresses from weights and other heavy gym equipment.

Please contact us directly to discuss tailoring the Garden Room to a design you might have in mind. We would be delighted to hear from you.





# FREQUENTLY ASKED QUESTIONS

## **DO WE CONSTRUCT GARDEN ROOMS NATIONWIDE?**

Yes. We construct Garden Rooms in every county in Ireland. In order to gain a good understanding of your requirements it is extremely helpful to receive a photograph by e-mail of the proposed area you have planned for your Garden Room before our visit. We are happy to carry out a site survey and provide you with a detailed written quotation, without obligation and free of charge.

## **DO THE GARDEN ROOMS COME WITH A GUARANTEE?**

Yes. All Garden Rooms come with a 10 year weather security guarantee as standard.

## **WHAT TYPE OF WINDOWS AND DOORS ARE USED IN GARDEN ROOMS?**

A 1.2 U-Value glass rating is typical as all our glass is A Rated, shatter proof and comes with argon gas as standard. All our windows and doors are manufactured in aluminium facilitating the clean slim lines you see in our Garden Rooms.

## **DO I REQUIRE PLANNING PERMISSION FOR MY GARDEN ROOM?**

Garden Rooms 25 square metres (270 Sq ft) or under qualify for an exemption from planning permission once an area of 25 square metres remains in your garden and the Garden Room is used to enhance the family lifestyle. We are always happy to talk you through the full requirements for our planning exempt Garden Rooms.

## **WHERE DOES OUR CEDAR COME FROM?**

All our cedar is Canadian Red Wood Cedar. Sourced from Vancouver Island, Canada. We only use 250-300 year old, 100% PEFC Certified cedar. Our cedar has a class 2 Durability rating giving it a lifespan in excess of 40 years weather secured.

## **WILL I BE WARM ENOUGH IN THE WINTER?**

Yes, All our Garden Rooms are double wall insulated as standard with 100mm earth wool and 25mm Kingspan insulation. As well as being thermally efficient they are also acoustically sound and will keep you very warm and cosy throughout the coldest winters. Our buildings are for year round use and we pride ourselves on providing the highest standard of insulation.

## **HOW LONG FROM GIVING THE GO-AHEAD TO WORK COMMENCING?**

On average it takes 4-6 weeks to order in all your doors, windows, capping etc. A typical installation then only takes between 7-10 working days depending on the size. This can work out slightly longer if you request any additional services, for example a bathroom.

## **HOW DO I PREPARE THE AREA BEFORE YOUR TEAM ARRIVE ON SITE?**

We ask that the site is clear of existing structures, trees and shrubs. Tree stubs need to be cut down to ground level but it's not necessary to remove tree roots underneath the ground. Grass is fine and we can build over existing patio slabs if you don't want to remove them.

## **CAN I BUILD A GARDEN ROOM CLOSE TO THE BOUNDARY LINE WITH MY NEIGHBOUR?**

Yes. We can build your Garden Room right up to the boundary line with your neighbour. Instead of using cedar cladding on the boundary side we can install an aluminium cladding matching the RAL colour of the windows, doors and roof capping of your Garden Room. This comes with a 40 year weather security guarantee and happily does not require any ongoing maintenance.

## **CAN I CONSULT WITH A PREVIOUS CUSTOMER OF GARDEN ROOM?**

Yes, absolutely! We have a long list of obliging customers dating back to 2003, and we would be more than happy to give you their contact details. We would actively encourage you to contact them directly to see how they are getting on with their Garden Rooms, and to hear their assessment of our service.

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If you can't find the answer to your question here, please visit our website at [www.gardenrooms.ie](http://www.gardenrooms.ie) for more information or contact us directly on **+353 (0)1 8642 888**.

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## TESTIMONIALS



"The great thing is that you can leave your work at the end of the day, leave everything where it is and just come back to it the next day"

**Fergus D'Arcy**, Donnybrook, Dublin 4.



"Multi-functional room, office Monday to Friday and family room at weekends. I would highly recommend Garden Rooms"

**Niamh O'Carroll**, Glasnevin, Dublin.



"Having a garden room has helped me be a lot more productive, the quality of my work has improved because I'm in a relaxed environment."

**Cathal McAuliffe**, Kilpatrick, Co Meath.



"I use my Garden Rooms as an isolated music studio for production work and recording"

**Dean Sherry**, Rathoath, Co Meath.



"Now I can separate my family life from my work life"

**Helen Fagan**, Portmarnock, Co Dublin.

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-6.315840

