



CREATING THE **ULTIMATE** OUTDOOR LIVING SPACE

— ESTABLISHED 2003 —





WELCOME TO OUR **ULTIMATE** RANGE

Our Ultimate 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, music rooms, home studios 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 every customer 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

5.5m x 4.6m



ULTIMATE 23

6.4m x 4.6m



ULTIMATE 25

7m x 4.6m



ULTIMATE 27

7.5m x 4.6m

SPACE IS THE
BREATH OF ART.

Frank Lloyd Wright

FREQUENTLY ASKED QUESTIONS

DO YOU 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 YOUR 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 ROOMS?

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.

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

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