



THE ULTIMATE RANGE

— ESTABLISHED 2003 —

Enhance your home by adding value and luxury to your garden with a Garden Room from our Ultimate Range. Create your own unique space for your home cinema, gym, teenage room, home office or combination of one or all of these things.

To date we have constructed over 1100 Garden Rooms throughout Ireland. We select only the finest master craftsmen, and use only the highest quality materials. At Garden Rooms we are committed to excellence, and guarantee honesty, integrity and professionalism every step of the way in designing and building your perfect Ultimate Garden Room.

## ABOUT



Established in 2003, we are a fully independent, family owned business and our Garden Rooms are designed, specified and manufactured to an unbeatable standard.

Whether it's a home office studio to start on your next business, the Zen getaway where you create your masterpiece, a breakout space or home cinema for your teenagers to protect your sanity or perhaps a mixture of all three, one of our stunning, luxury Garden Rooms may be just what you've been dreaming of.

We recognise that each Garden Room is unique, which is why no 2 of our Garden Rooms are the same. To date we have built over 1100 Garden Rooms throughout Ireland, each one tailored to suit the individual customer. Our inhouse team deals directly with our customers, in order that you receive the best service, pricing and, most importantly, the perfect bespoke garden room for your needs. You can be assured of an exceptional product delivered with great service, and any aftercare you may require.

Our quality materials lead to comfort in the Garden Room all-year-round. We source suitable cedar cladding, roofing membranes and provide thermally efficient insulation to ensure that each individual customer's requirements are met.

You can hear directly from our customers on how their Garden Room has enhanced their life by viewing our customer testimonial videos on our website, see [www.gardenrooms.ie](http://www.gardenrooms.ie) or visit our Success Stories and Gallery pages to see how every Garden Room is tailor made.

Garden Rooms has featured in The Sunday Business Post, Irish Times, The Gloss, The Irish Independent, The Sunday Times, Irish Homes, Interiors and Living and The Daily Mail.

We look forward to hearing from you.

**John Sherry**  
Managing Director



ULTIMATE 20







ULTIMATE 23









ULTIMATE 25









ULTIMATE 27









## **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 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

## 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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## SUCCESS STORIES



"Very helpful and always willing to listen to your requirements. John gave great advice and his expertise helped us make the right choice dividing the shed/bathroom/garden room correctly."

**Sean Murphy**, Rathfarnham, Dublin 16.



"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.



"Our Garden Rooms changed the dynamic of the garden, which has been transformed into an outdoor room now and gets far more use. It looks fabulous and we love it."

**Sharon Curtain**, Clonskeagh, Dublin 14.



"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.

## SHOWROOMS

We welcome you to visit our Showroom, situated just off the M50 EXIT 5 (close to IKEA and Blanchardstown Centre exits) where you can experience the quality and warmth of our Garden Rooms for yourself. We are open 7 days a week. We can also visit you at your home where we can help you visualise your own Garden Room in your back garden.

And for those who don't want to wait, we have an exclusive finance agreement available with Bank of Ireland.

Contact us today for more information.

## CONTACT

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