

LUXURY GARDEN ROOMS

EDITION 3



Total Garden Rooms

Total peace of mind

WHY A GARDEN ROOM?

A fully insulated garden room is the perfect way to extend your living space, with a range of benefits.

Whatever your dream is; a garden office or a space to relax, Total Garden Rooms will help you bring it to life. Our Garden Rooms are luxury structures – made from the highest quality materials, architecturally beautiful and fully insulated, offering a beautiful multi-purpose space which can be enjoyed all year round.



WHATS INCLUDED IN THE PRICE

- Full professional installation
- Base/foundations
- uPVC French or Sliding doors
- Opening lozenge window
- Maintenance-free cladding
- Premium insulation
- 2kW Smart Radiator heating
- Internal electrics
- Internal plug sockets
- Internal lighting
- External light
- Laminate or LVT flooring
- Skimmed plastered walls
- High-security locks
- VAT

We make sure there are no hidden costs for the things you would really need to make your garden room comfortable, cosy, secure and stylish.

That's why we include all of the basics and essentials as standard.



10 -Year Structural Guarantee for complete peace of mind.

3M X 3M GARDEN ROOM

SPECIAL OFFER

£12,950



FROM
£175
PER MONTH



BUILT AS SHOWN

Designed to match the layout illustrated, complete with a single-step composite deck for a clean, contemporary finish.

MAKE IT YOURS

Customise your external finish, flooring and choose your preferred window and door colour to suit your home and style.

PERFECT FOR

Home Office

Hobby / Craft Room

Garden Bar / Snug

Study Space

Best for: 1-2 people comfortably.

NEED MORE SPACE?

See our 4m x 3m option.



4M X 3M GARDEN ROOM

SPECIAL OFFER

£17,250



BUILT AS SHOWN

Designed to match the layout illustrated, complete with a single-step composite deck for a clean, contemporary finish.

MAKE IT YOURS

Customise your external finish, flooring and choose your preferred window and door colour to suit your home and style.

PERFECT FOR

Spacious Office

Home Gym / Yoga Studio

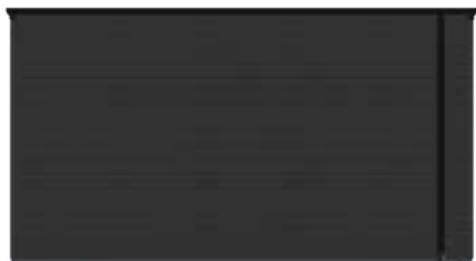
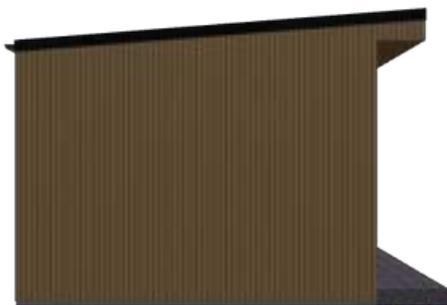
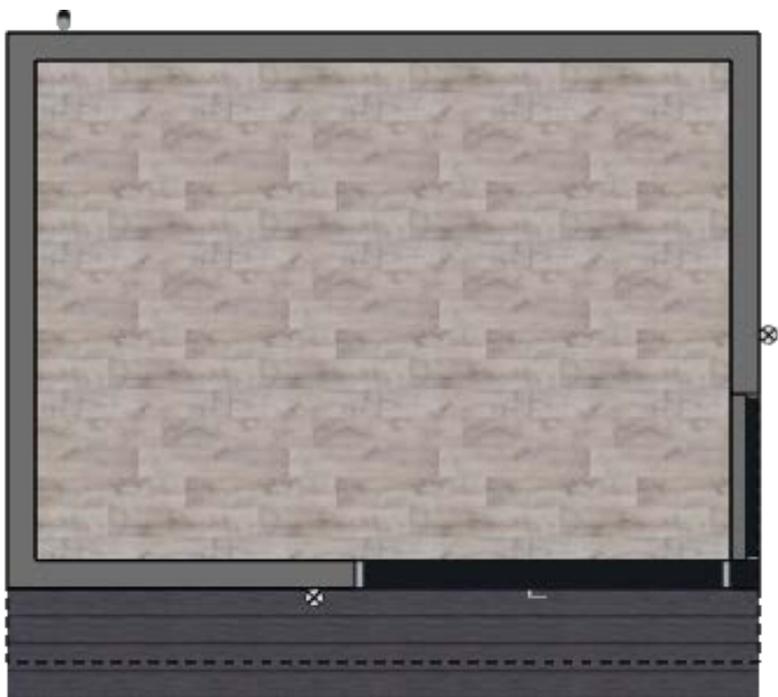
Kids Playroom

Garden Lounge

Best for: 2-4 people.

NEED MORE SPACE?

See our 6m x 3m option.



6M X 3M GARDEN ROOM

SPECIAL OFFER

£25,900



FROM
£350
PER MONTH



BUILT AS SHOWN

Designed to match the layout illustrated, complete with a single-step composite deck for a clean, contemporary finish.

MAKE IT YOURS

Customise your external finish, flooring and choose your preferred window and door colour to suit your home and style.

PERFECT FOR

Full Entertainment Space

Home Business Premises

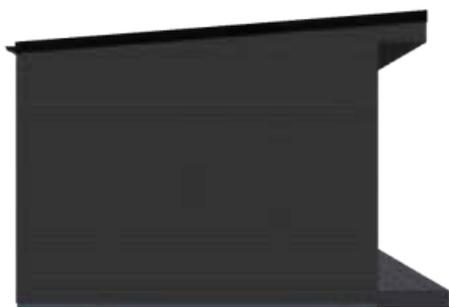
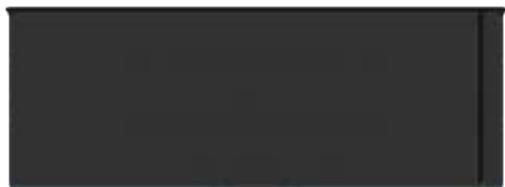
Family Games Room

Annex* (Planning Permission Required)

Best for: 4+ people.

NEED MORE SPACE?

See our bespoke options.



BESPOKE GARDEN ROOM

REQUEST QUOTE

SIZE & SPEC



DESIGN YOUR VERY OWN INSULATED GARDEN ROOM

Our Bespoke package allows you to decide upon an array of optional extras to construct a Garden Room just as unique as you are and that fits your individual taste and style of living.

Our in-house Design Team can give you advice based on their wealth of experience to create your dream Garden Room.

MAKE IT YOUR OWN:

1. Select your building style and size
2. Choose your preferred finishes and options
3. Choose the perfect layout
4. Get a full quote and breakdown



YOUR ROOM, YOUR RULES

MAKE NOISE

Perfect for an additional entertainment space for you and your friends and family.

Your options are endless with our bespoke garden rooms.



WORK FROM HOME

A garden room offers the perfect solution to find that ideal work/life balance.

Avoid rush hour traffic and enjoy a peaceful private space all year round.





STAY FIT

Create the perfect space for you to stay fit, right on your door step.

Forget about busy gyms and enjoy your own private workout space year round.



FOR FAMILY

Study room, games room, extra space, the options are endless.

Enjoy a functional space which can grow with you as your families needs change.



FEEL AT HOME

For however you want to use your garden room, our expert team have you covered. They will help you design and tailor your garden room to perfectly fit your style and your garden's size.



FINISH IN STYLE

Design your garden room with any of these external or internal finishes to perfectly suit your style.

MAINTENANCE FREE CLADDING



GREY
PVC



DOVE GREY
COMPOSITE



WOODGRAIN
COMPOSITE



TEAK
COMPOSITE

WINDOWS & DOORS



BLACK



GREY

INTERIOR FLOORING



GREY OAK
LAMINATE



OAK
LAMINATE



WHITE OAK
LAMINATE



LUXURY
VINYL TILE

INTERNAL WALL FINISH



PLASTERED



TEXTURED VINYL
PLASTERBOARD

OPTIONAL EXTRAS

We can supply and install these optional extras, just discuss your specific requirements with our design team. If your garden room requires planning permission, we will work with you to plan and carry this out, so it will always be stress free.

BATHROOM



KITCHEN



MEDIA WALL



BAR





EXTENDED VERANDA



STORAGE AREA



NATURAL CLADDING



COMPOSITE DECKING



TOTAL PEACE OF MIND

Your garden room is an investment in your home and in your lifestyle. It should be built to last, and so should the company behind it.

At Total Garden Rooms, we're proudly based in Belfast, with five dedicated garden rooms on display at our showroom so you can see the quality for yourself before you commit. We're part of the UCS Group, a trusted uPVC and aluminium window & door manufacturing company celebrating 20 years in business.

With decades of industry experience behind us, you can feel confident you're choosing a company with strong foundations, expert craftsmanship and a reputation built on delivering stress-free builds and long-term peace of mind.

We're here today, and we'll be here tomorrow, giving you complete confidence from first consultation to final installation and beyond.

COME AND VISIT OUR SHOWROOM TODAY!



FINANCE OPTIONS

Easy to manage
monthly payments to
suit any budget

First Payment not due
until installation is
complete

Quick, easy and
efficient application

Only 10% deposit
required

OPTION 1

Buy Now with Nothing
to Pay for 6 Months

**Repay the agreement in full
within the deferral period &
there's no interest to pay.**

19.9% APR Representative
10% Deposit Required
(£29 early settlement fee applies)

REPRESENTATIVE EXAMPLE

Cash price: £20,000 (10% Deposit: £2000)
Total amount credit: £18,000
120 monthly payments: £327.65
Rate of interest: 19.9% APR
Total amount payable: £41,318

OPTION 2

Spread the cost with
Pay Monthly Finance

**First repayment due 3 months
after installation.**

**Finance agreement spread
over 10 years.**

13.9% APR Representative
10% Deposit Required
(£29 early settlement fee applies)

REPRESENTATIVE EXAMPLE

Cash price: £20,000 (10% Deposit: £2000)
Total amount credit: £18,000
120 monthly payments: £269.68
Rate of interest: 13.9% APR
Total amount payable: £34,361.60

Credit is subject to status and affordability.
Terms and conditions apply. Total Home Improvements (NI) Ltd,
2 Advantage Way, Ballygomartin Road, Belfast, BT13 3LZ
(Register no. 737685) is a credit broker and is authorised and regulated by the Financial Conduct
Authority. Credit provided by Novuna Personal Finance, a trading style of Mitsubishi HC Capital UK
PLC, authorised and regulated by the Financial Conduct Authority.
Financial Services Register no. 704348.
The register can be accessed through <http://www.fca.org.uk>



Visit our
Showroom
Range of models
on display

Total Garden Rooms

Total peace of mind

2 Advantage Way, Ballygomartin Road, Belfast, BT13 3LZ

Tel: 028 9560 8857



TotalGardenRooms.com

MULTI-AWARD WINNING COMPANY

