

LUXURY GARDEN ROOMS

EDITION 4



 **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
- Stone Plastic Composite floor
- Skimmed plastered walls
- High-security locks
- VAT

We make sure there are no hidden costs for the things you 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.

3.6M X 3.6M

GARDEN ROOM

SPECIAL OFFER

£14,950



FROM
£204
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

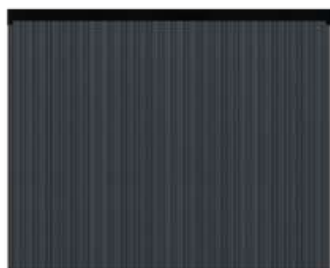
Garden Bar / Snug

Study Space

Best for: 1-2 people comfortably.

NEED MORE SPACE?

See our 4m x 3m option.



4.8M X 3.6M

GARDEN ROOM

SPECIAL OFFER

£19,500



FROM
£267
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

Spacious Office

Home Gym / Yoga Studio

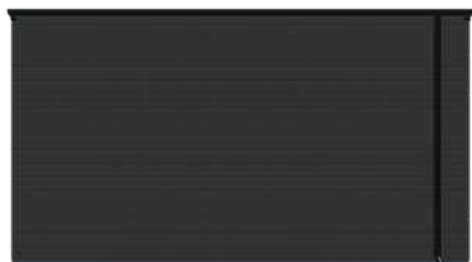
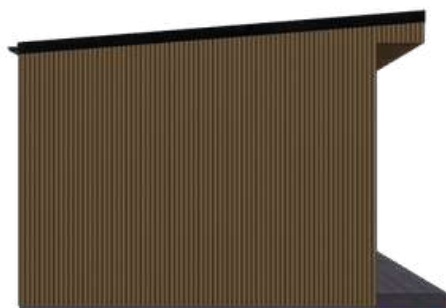
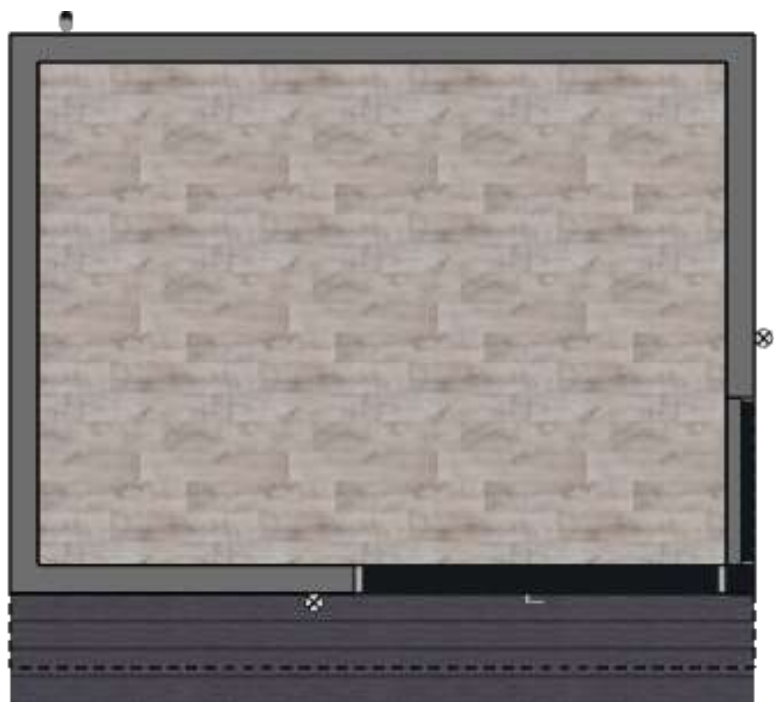
Kids Playroom

Garden Lounge

Best for: 2-4 people.

NEED MORE SPACE?

See our 6m x 3m option.



6M X 3.6M

GARDEN ROOM

SPECIAL OFFER

£27,900



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

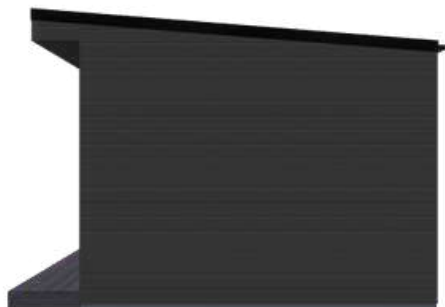
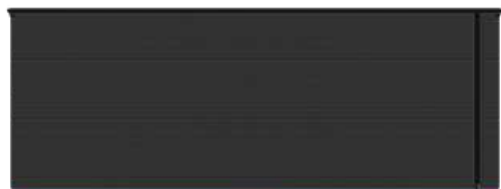
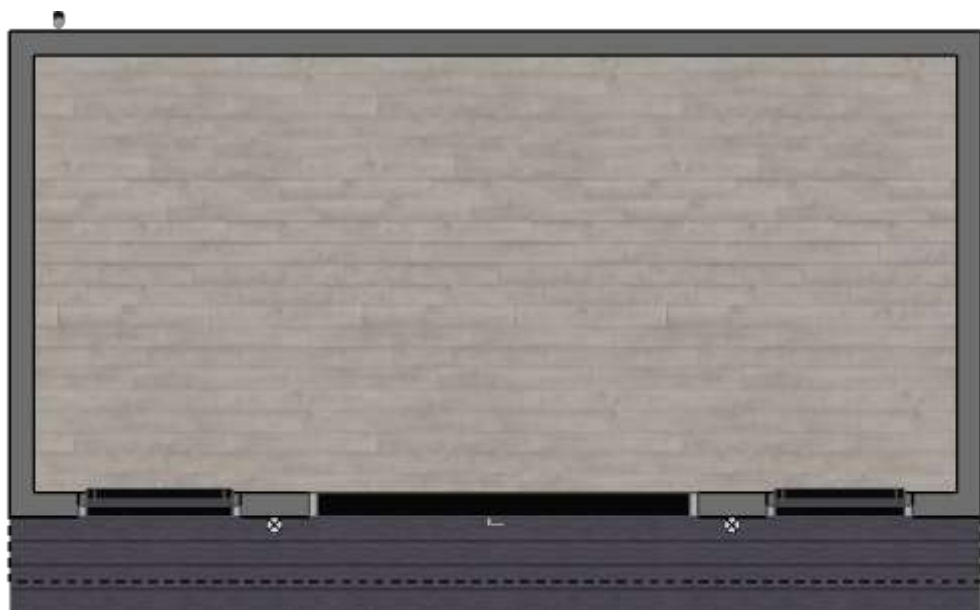
Family Games Room

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.

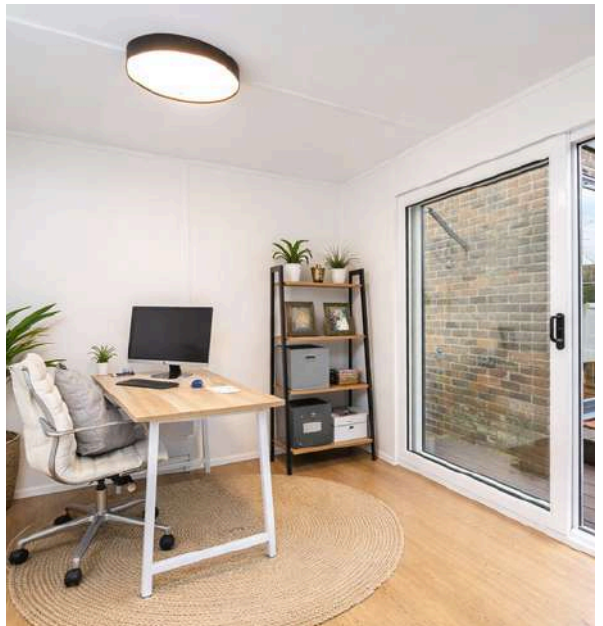
Your options are endless with our bespoke garden rooms.



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.

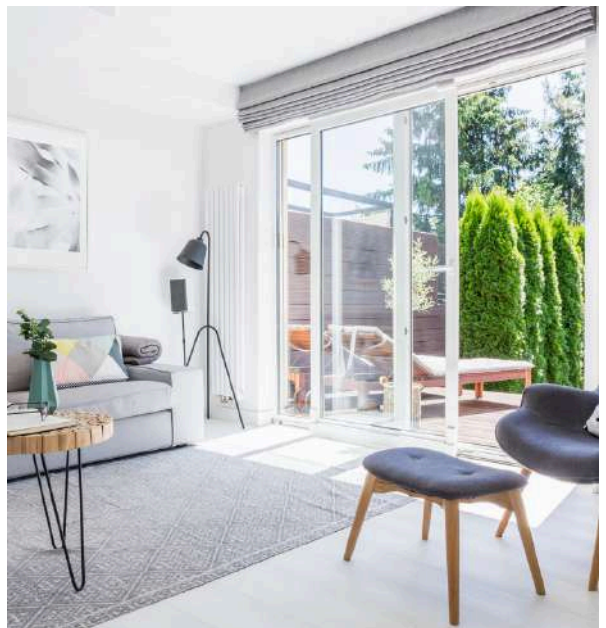
Forget about busy gyms and enjoy your own private workout space year round.



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.



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!



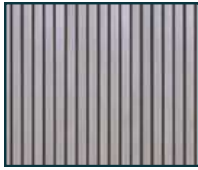
FINISH IN STYLE

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

COMPOSITE CLADDING



Black Ash Slated



Dove Grey Slated



Black Ash T&G



Anthracite T&G



Dove Grey T&G



Teak Slated



Woodgrain Slated



Natural T&G



Teak T&G



White T&G

FLOORING



Meadow Oak



Raven Oak



Coastal Oak



Harvest Walnut



Slate Oak



Shadow Oak



Amber Ash



Ember Oak



Dune Ash



Driftwood Oak

WINDOWS & DOORS



Black Ash



Anthracite Grey



Agate Grey



Chartwell Green



White Grain



COMPOSITE DECKING (DUAL SIDED)



Teak & Woodgrain



Dove Grey & Charcoal



Natural & Sage



Cream & White

ACOUSTIC WALL PANEL (OPTIONAL EXTRA)

Each panel is 600mm x 2400h

27mm Slat Wall

£70 per panel



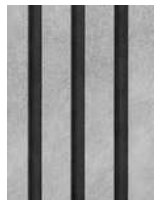
Natural Oak



Walnut



Black Oak



Charcoal



63mm Slat Wall

£85 per panel



Frost



Metro



Slate



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: £353.42
Rate of interest: 19.9% APR
Total amount payable: £44,410.40

OPTION 2

Spread the cost with
Pay Monthly Finance

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

**Finance agreement spread
over 10 years.**

10.9% 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: £246.01
Rate of interest: 10.9% APR
Total amount payable: £31,521.20

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>

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.

KITCHEN



BATHROOM



MEDIA WALL



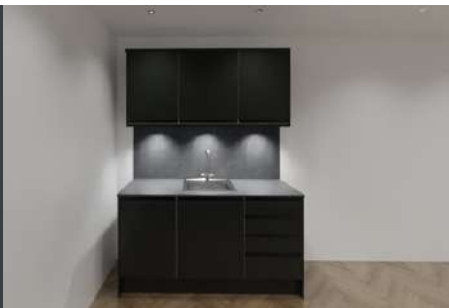
BAR



KITCHEN OPTIONS

wren
KITCHENS

PREMIUM



£3,500

1600mm Wide

- 2x Corner Base Unit
- 1x Drawer Unit (4 Drawer)
- 3x Full Height Wall Unit
- 1x Laminate Worktop
- 1x Splashback Panel
- 4x Decorative End Panels
- 1x Stainless Steel Sink & Swan Neck Tap

DELUXE



£4,500

2100mm Wide

- 3x Corner Base Unit
- 1x Drawer Unit (3 Drawer)
- 3x Full Height Wall Unit
- 1x Laminate Worktop
- 1x Splashback Panel
- 4x Decorative End Panels
- 1x Stainless Steel Sink & Swan Neck Tap
- 1x 4 Zone Touch Control Ceramic Hob
- 1x Stainless Steel Extractor Hood (60cm)

DELUXE+



£5,500

2900mm Wide

- 3x Corner Base Unit
- 1x Drawer Unit (4 Drawer)
- 4x Full Height Wall Unit
- 1x Laminate Worktop
- 1x Splashback Panel
- 4x Decorative End Panels
- 1x Stainless Steel Sink & Swan Neck Tap
- 1x 4 Zone Touch Control Ceramic Hob
- 1x Stainless Steel Extractor Hood (60cm)
- 1x Fan Single Oven & Housing Base Unit

COLOURS

WORKTOP



White
Marble



Onyx
Blackstone



Natural
Oak

UNITS



Sand
Grey



Porcelain



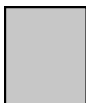
Ash
Green



Mist



Black



Dove
Grey



Slate
Grey



Sandstone



Navy



Marine
Blue



Charcoal



Reed
Green

BATHROOM OPTIONS

Please note: prices do not include decoration.



PREMIUM

£2,750

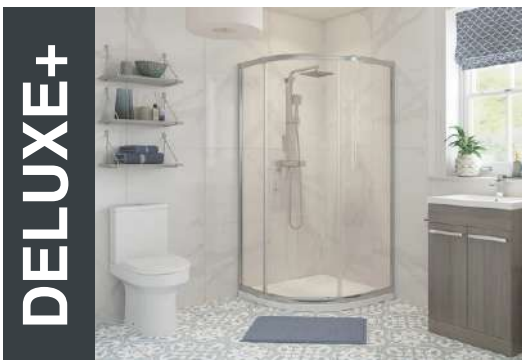
Floor Space : 1.5m x 1.5m
Rimless Close 2 in 1 Toilet
Rio Basin Mixer
Press Top Slotted Basin Waste
Backlite LED mirror with Demister



DELUXE

£3,950

Floor Space : 2m x 1.5m
600mm 2 Door Vanity Unit & Basin
Rio Basin Mixer
Press Top Slotted Basin Waste
Rimless Close Coupled Toilet
Backlite LED mirror with Demister



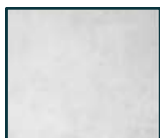
DELUXE+

£4,950

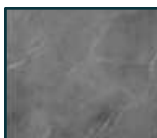
Floor Space : 2m x 2.2m
Austin 600mm 2 Door Vanity Unit & Basin
Ricci Vesu Basin Mixer
Press Top Slotted Basin Waste
Rimless Close Coupled Toilet
Eliseo Ricci Curve Plus Thermostatic Rain Shower with Diverter
Quadrant Slim Line Shower Tray
Eliseo Ricci Chrome Shower Trap
Destini 900mm Double Door Quadrant Shower Enclosure
Backlite LED mirror with Demister

FINISHING TOUCHES

WALL PANELS



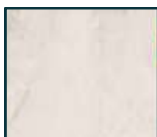
Havsik



Porto



Trapani Gloss



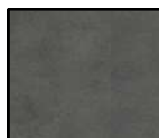
Alcaria



Cosmos Black



Natruual Ivory



Dusk Dark Grey



Baxter Victoria



Nimbus Light Grey



Lunar White



Oxide Brown

STONE PLASTIC COMPOSITE FLOORING



Visit our
Showroom

Range of models
on display

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Total peace of mind

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

Tel: 028 9560 8857



TotalGardenRooms.com

**MULTI-AWARD
WINNING
COMPANY**

