



TIMBER BUILDINGS

GARDEN ROOMS, OFFICE PODS, and TIMBER HOMES



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ABWOOD TIMBER BUILDINGS

Welcome to Abwood and our custom made timber buildings, manufactured to suit individual designs & requirements.

Our buildings are bespoke and can be made to any dimensions - from a small garden room, office pod, gym or children's playroom to a 3-4 bedroom timber home. We work directly with the client designing the layout and finish that suits the individual space available. We also offer a complimentary site visit as standard, following which we prepare a detailed quote and drawings.

In order to provide an initial guide price we correlate the following:

- Approximate size of building required
- Plans showing window and floor layout
- Electrical points & plumbing requirements (where necessary)
- Selected specification & finishes
- Location & access

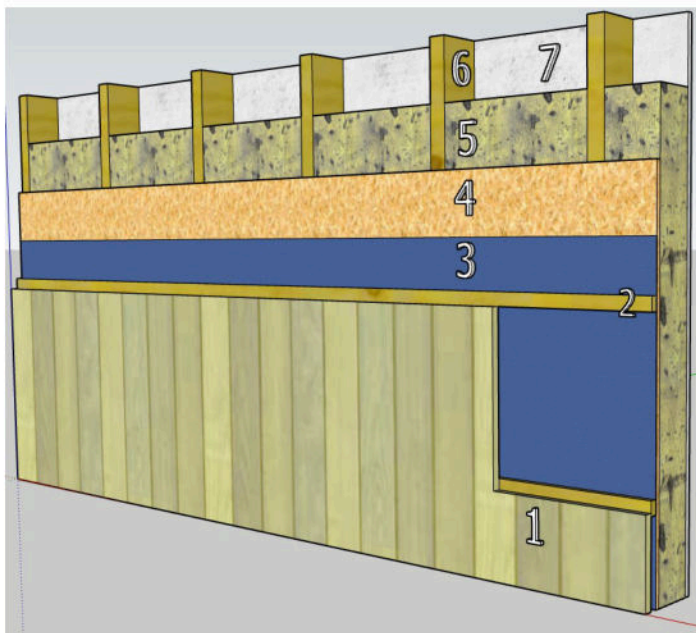
Specification & finishes of our timber buildings include the following:

Foundations

Dependent on the nature/size of the building, either a block or concrete base will be required. We can include for a block foundation as standard or quote additionally for a concrete base if required/desired. Alternatively, these can be arranged by the client.

Wall construction

External walls are constructed as follows:



Building Material

- | | |
|---|---|
| 1 | 19mm Thick Pressure Treated Timber Cladding |
| 2 | 32mm x 16mm Timber Baton |
| 3 | Breathable Moisture Barrier Lining |
| 4 | 12mm OSB Board |
| 5 | 100mm Acoustic Earthwool Insulation |
| 6 | 100mm x 44mm Pressure Treated Frame |
| 7 | Skimmed plasterboard Interior |

Insulation

Insulation to the ceilings and side walls comes as standard using 100mm thickness Earthwool. This is a high quality thermal insulation made from recycled glass fibres bonded by renewable bio-based materials (instead of the traditional petroleum based binders). Earthwool contains none of the phenol, formaldehyde, acrylics or dyes found in other glass wool products, is non-combustible and does not absorb atmospheric moisture. It is ranked as environmentally friendly as sheep's wool.

We would insulate the floor with a 100mm Kingspan insulation.

Roofing Materials

As a standard finish we use Galvanised box profile roofing available in either dark green or grey. Further roofing options are available including a Spanish tile effect in plastic coated steel (available in a variety of colours), or a tegral tile finish.

Windows & Doors (2 options, both available in a wide variety of colours)

- Double glazed uPVC
- Aluminium (which can include a bi-folding mechanism)

Timber cladding (3 options)

- Horizontal 145mm x 20mm pressure treated weather sheeting
- Vertical cladded pressure treated tongue & grooved (95mm x 19mm), secret nailed
- Vertical cladded Cedar (95mm x 19mm), secret nailed

Electrics & Plumbing

We work with registered & qualified contractors and can quote to include for electrical and plumbing works which may be required.

To discuss your requirements further please contact our office on 01-2810109 or email one of our sales team – sales@abwood.ie

Buildings available to view at our Newcastle Dispay Area (A63 EC94)

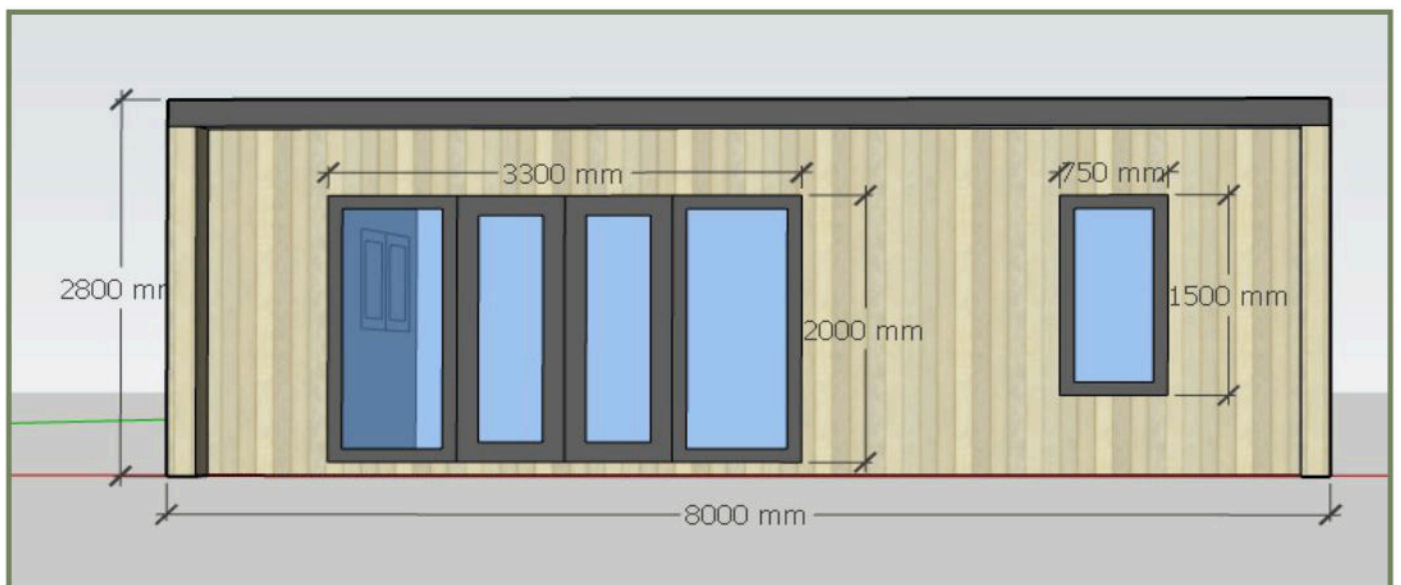
One Bedroom Display Building

This 8m x 5m One Bedroom home is the perfect unit to show the construction of the timber homes we have to offer.

This unit is fully insulated and includes a wall thickness of 160mm, double glazed uPVC windows and doors and is kitted out with furnishings to give you a good idea of what can be achieved with a small space.

We have fitted the sanitary ware that would be of a standard finish if you opted for Abwood to include for plumbing. The kitchen is not included although we can recommend the fitter that installed this display kitchen.

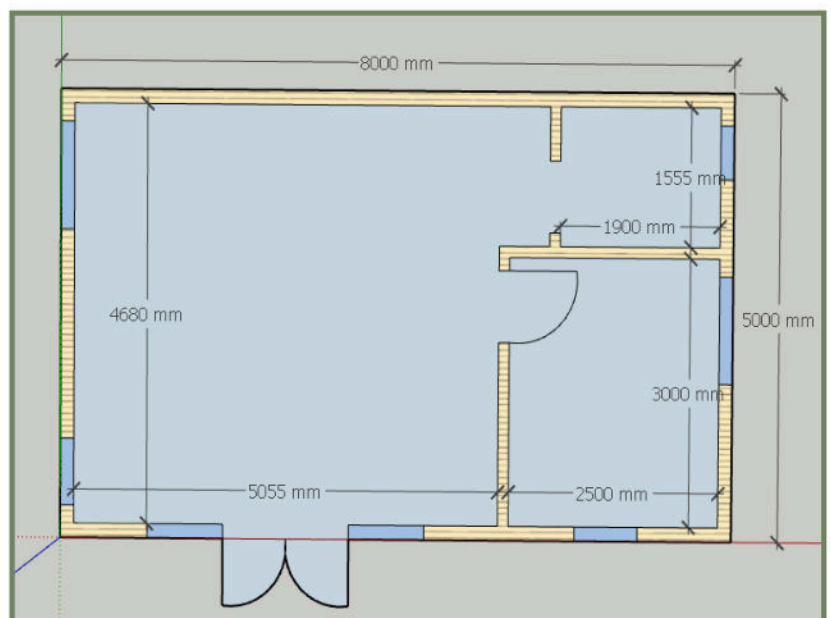
Our Timber Homes are made to order and the size and layout can be adjusted to suit your space and needs.



Fully insulated 8m x 5m one bedroom home including internal partitions would be supplied and fitted for €37,500.00 incl vat @13.5%

This costing would be subject to electrics and plumbing specification which we can offer a quotation for.

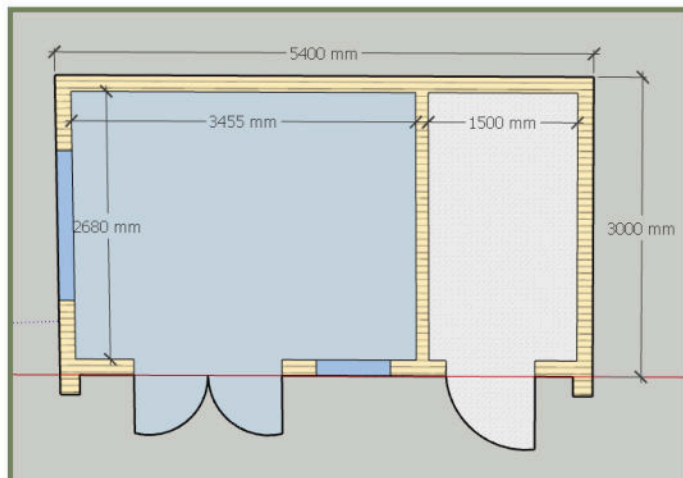
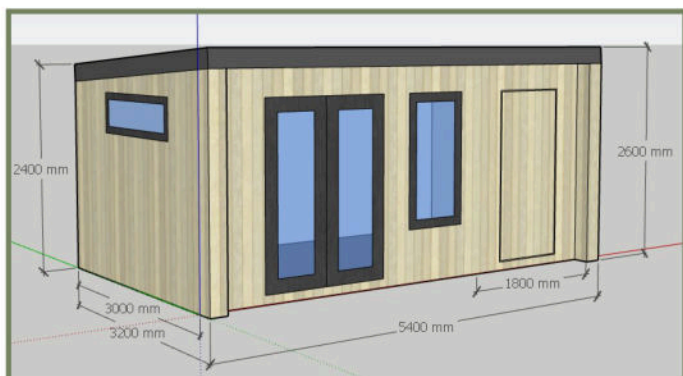
Kitchen is not included in the price.





5.4m x 3.0m Home Office with Shed Storage

We have manufactured many garden rooms that include an insulated office but have a partitioned wall to include an uninsulated shed storage space. This is the perfect design for people who need both a garden room and an area to store basic garden tools, providing a more efficient use of the available space.



This 5.4m x 3.0m garden room with the shed storage included as seen attached = €19,000 incl vat @13.5%

Excluding the shed storage this unit is a 3.6m x 3.0 size = €16,000 incl vat @13.5%

The above costing would be subject to electrics and plumbing specification if required.

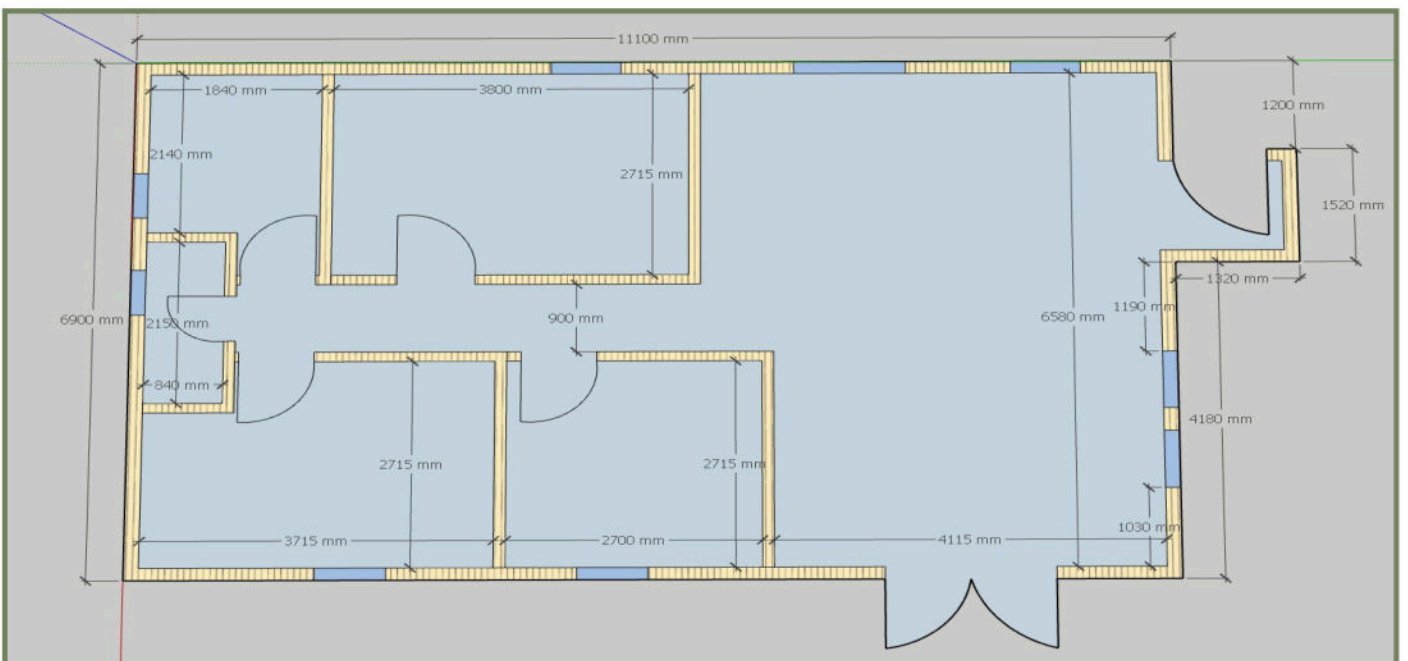


Examples Of Previous Timber Buildings

3 Bedroom Farm Manager's Lodge

This client came to us with a specific brief which resulted in a spacious 3 bedroom home, offering an open plan living space with a partially covered raised deck. This 80m² 3 bedroom home has both a stylish and functional roof line affording a large south facing aspect for which to house solar panels. This design, combined with the longline windows, offers a sleek build both affording magnificent views out over the countryside with a bright and airy living space within.

Selected finishes included the vertical tongue and grooved cladding (secret nailed), Anthracite uPVC windows and doors, galvanised box profile roof and skimmed plaster board internal wall & ceiling finish.



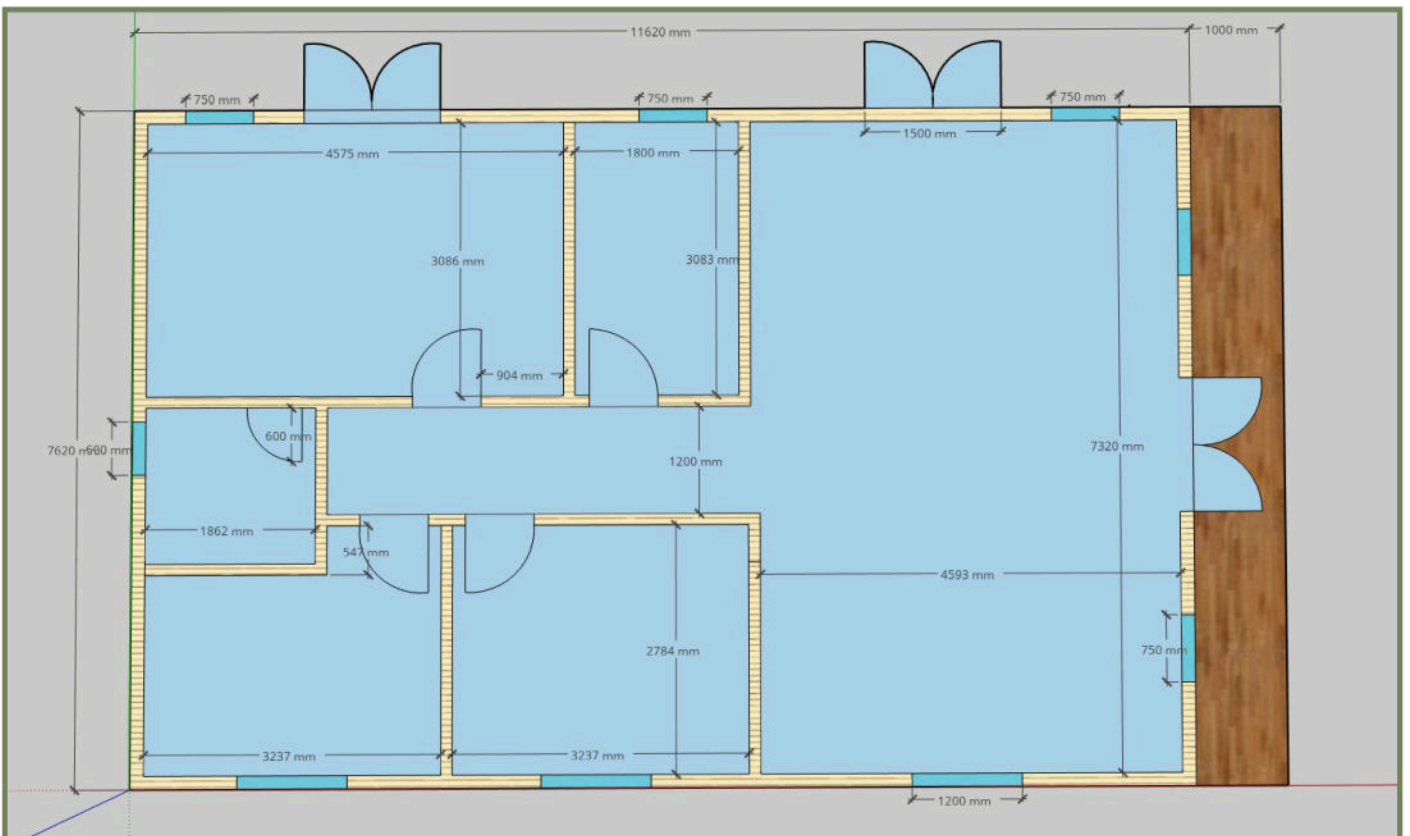


Examples of our Timber Buildings

3 bedroom En-Suite Holiday Home with Vaulted ceiling

The nature of our bespoke buildings meant that this client was able to achieve their dream holiday home, a 3 bedroom open plan home with covered veranda affording them the spectacular sea views they desired. We were able to incorporate both a family bathroom as well as an en-suite to the master bedroom.

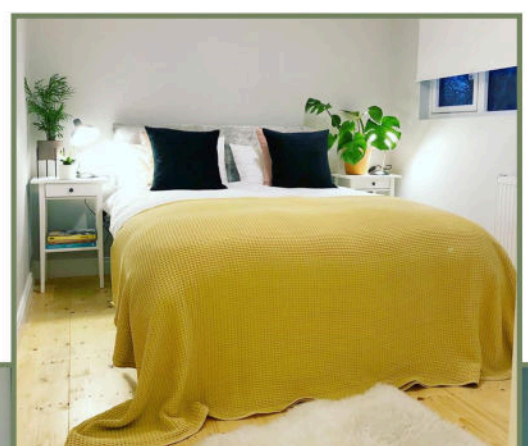
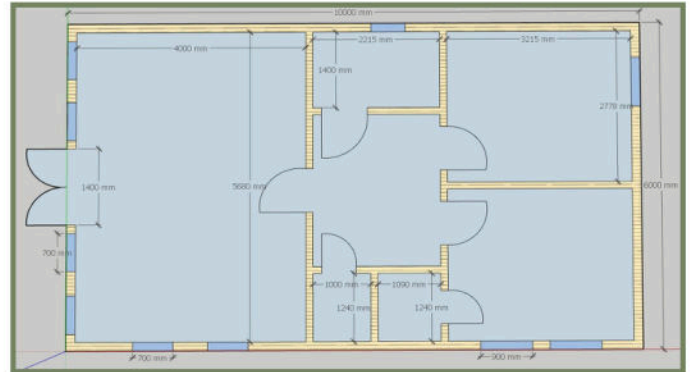
Selected finishes included the vertical cladded pressure treated tongue and groove cladding (secret nailed), double glazed Modus PVC windows and doors (anthracite in colour) with a Spanish Tile effect steel roof (also anthracite in colour). The interior of the building boasted a vaulted 'cathedral' style ceiling with both walls and ceiling finished with timber cladding. One of the other additions to the specification of this home was additional thickness of wall insulation, increased from 100mm to 160mm.





2 Bedroom Home with En-Suite W/C and large open deck

This 60m² cosy 2 Bedroom home benefits from both an en-suite w/c & a family bathroom, also offers an extensive deck to the front. Selected finishes include the pressure treated horizontal weather sheeted cladding, double glazed Modus uPVC Windows and doors and a matching Spanish tile effect roof. The client also opted for additional wall insulation to a thickness of 160mm with a skim coated plaster interior and a high quality electrical specification in the design. The end result is this beautiful home.



Examples of Office pods & Garden Rooms

20m² Garden Office / Storage designed as a fully insulated home office with separate access for garden storage (storage area not insulated).

Selected finishes included horizontal pressure treated weather sheeted cladding, Double Glazed Modus Grey uPVC windows and doors with a Dark grey Box Profile roof. The door for the storage space was fitted with opaque glass for privacy.



12m² Garden Office - a contemporary focal point to the customers garden.

Selected finishes included vertical cladded pressure treated TG&V timber, Modus Grey uPVC windows and doors with an anthracite composite deck ramp for wheel chair accessibility. The building features a 300mm overhang with up/down lighters.



9m² Home Office Pod - an ideal solution for an office 'out of the home'.

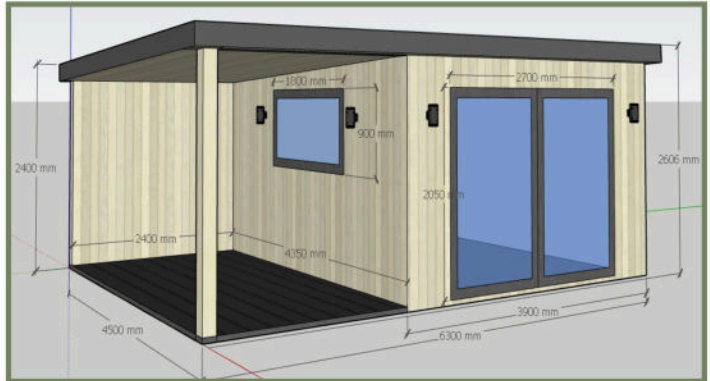
Selected finishes included vertical pressure treated TG&V timber cladding with double glazed Modus Grey windows and doors.



Other examples of Home Offices & Garden Rooms

18m² Home Gym with covered veranda of 11m²

This is a fully insulated garden room to be used as a home gym. Selected finishes included vertical pressure treated TG&V timber cladding, bi-fold aluminium doors in anthracite and a dark grey box profile roof. The covered veranda and front elevation also benefit from up/down lighters.



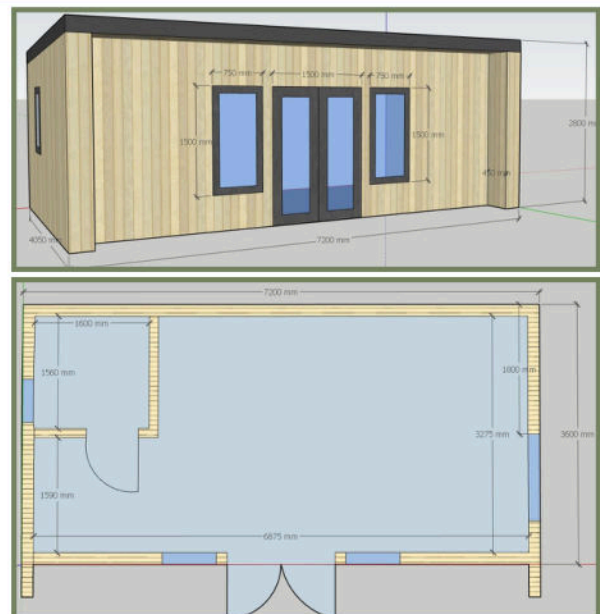
5m x 3m Garden Sewing Room

This is a fully insulated garden room to be used as a sewing room. Selected finishes included vertical pressure treated TG&V timber cladding, Double glazed uPVC Windows & Doors in anthracite and a dark grey box profile roof. 300mm overhang on side walls with stylish up and down lights.



25m² "Studio"

Fully insulated timber building with a vertical cladded TG&V Timber and double glazed uPVC Windows & Doors. This building included 1 internal partition for shower, toilet and wash basin.



Other examples of Home Offices & Garden Rooms

4.8m x 4m Games Room

This 4.8m x 4m fully insulated garden room was the perfect space for a teenager "hang out spot". This building was fully insulated and included 2m wide French opening PVC Doors and window. The building was cladded in a vertical TG&V timber finished with more modern style front overhang with chrome up and down external lighting.



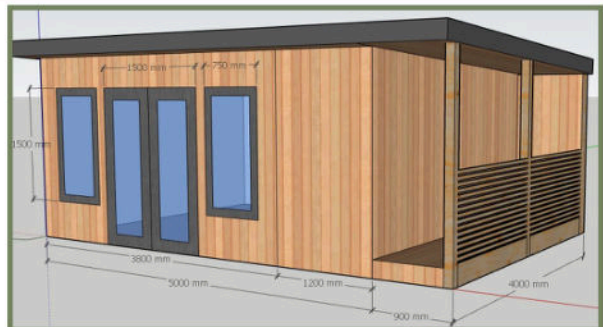
10m x 3.6m "Home Spa"

This 36m² was the perfect space to house a home gym and hot tub. This fully insulated timber garden room featured vertical cladded tongue and groove cladding, Modus Grey PVC Windows & Doors and included a felt tiled roof.



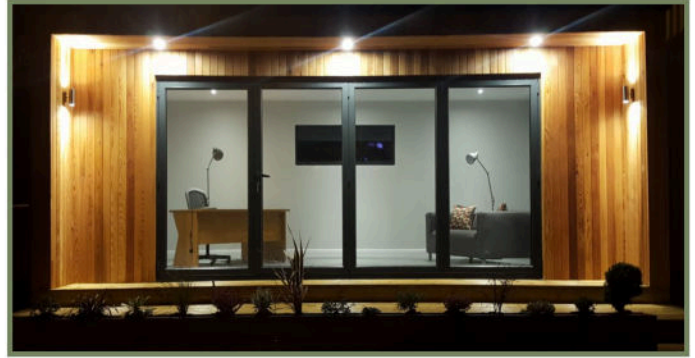
5m x 4m Cedar Office

The perfect place to work from home. This stylish insulated home office was cladded with cedar wood on the visible sides and pressure treated pine to at the rear. This garden room featured an internal uninsulated room for shed storage with hidden access at the rear and a sheltered Log Storage "area" at the side. The exterior spot lights really shows off the cedar timber and created the perfect show case for this customers garden.



28m² Cedar clad Garden Room

This 6.7m x 4.2m fully insulated garden room boasts some of the superior finishes available with our timber buildings. State of the art bi-folding aluminium doors open the full length of one side of the building and are set into a 450mm covered recess within the roofline, boasting spot lights & up/down feature lighting with vertical cedar cladding.



The below garden gym / jacuzzi room was perfect for the view from this customers garden. This 9m x 4.2m garden room was cladded with horizontal pressure treated weather sheeting and included double glazed Anthracite grey aluminium windows and doors.





Abwood Gazebo's and Car Port's



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