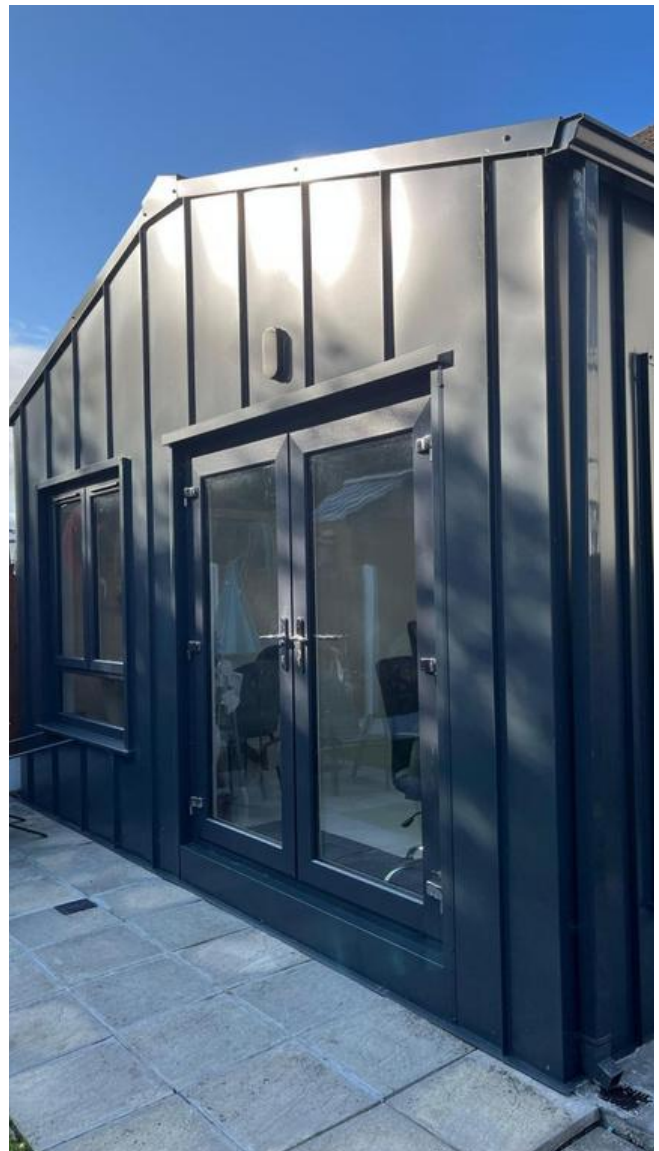


## 1, 2 & 3-BEDROOM INSULATED STEEL GARDEN CHALETS MANUFACTURED IN IRELAND BY SHANETTE



**A practical way to create comfortable accommodation for family, guests or downsizing without the disruption of moving house. Visit our show areas in Kilbeggan & Dublin**

# When your home needs more space ...

Life changes. Families grow.

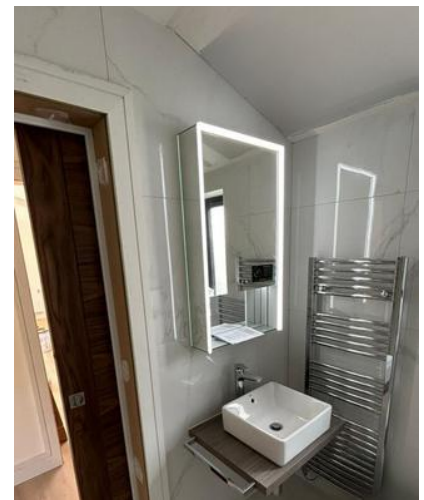
Sometimes the home you love simply needs more room.

**Many homeowners across Ireland are now choosing garden chalets to create additional accommodation and add value to their property.**

**When your home needs more space, a garden chalet can provide:**

- Independent living space for family members
- Comfortable guest accommodation
- Temporary living space during home renovations
- A downsizing option while remaining close to family

A garden chalet offers a practical way to create additional living space within your own property, without disrupting your existing home.



# How it works

CREATING YOUR GARDEN CHALET IS A STRAIGHTFORWARD THREE-STEP PROCESS.

## 1. Design & Planning

Start by sharing your ideas with our team. We will talk through the key details to ensure your chalet suits your space and how you plan to use it, including:

- Access to your property
- Layout and size
- Level of insulation required
- Window and door options
- Exterior finish

Once these details are agreed, we will confirm your order and provide an expected timeline for manufacture and installation. 50% Deposit paid on order and balance due on or before delivery.

## 2. Installation

Once the base is prepared by your builder, our team installs the insulated steel chalet structure with roof, windows and doors as scheduled.

## 3. Interior Fit-Out

Your builder and electrician then complete the internal walls, finishes and services to create your finished living space.



## Garden Chalets at a Glance

Independent living space for family, guests, or downsizing.

### Options

1, 2 or 3 bedroom garden chalets.

### Manufactured

Kilbeggan, Co. Westmeath.

### Installation

- Shanette installs the structure.
- Interior completed by your builder.
- Excludes base, internal finishes and services.

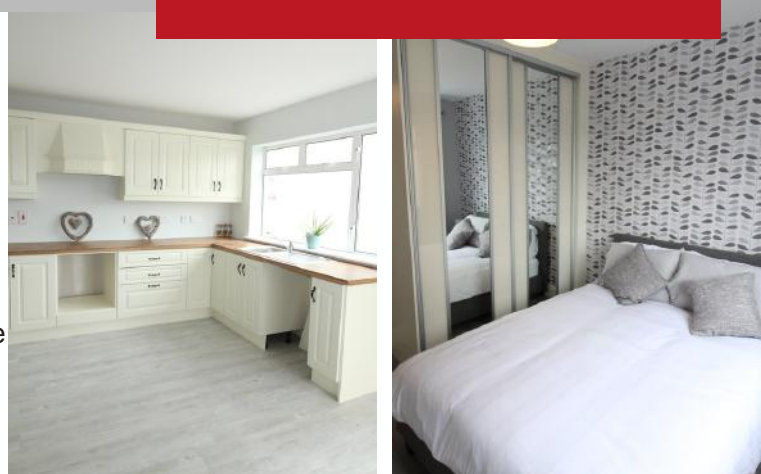
# A smarter way to add living space

## Certified Structural Systems

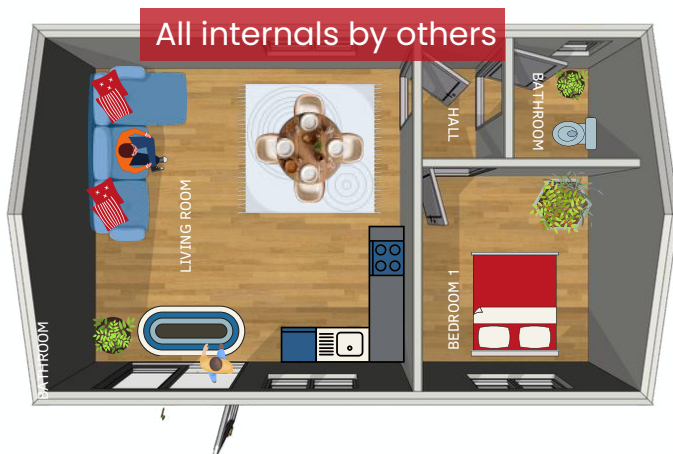
- Our garden chalets provide the structural shell of your new living space, installed quickly and efficiently by our experienced team.
- Once installed, your builder can complete the internal layout and finishes exactly as you wish.
- This approach allows you to create a living space designed specifically for your needs.

## From a trusted Irish manufacturer

- For over 40 years, Shanette has been manufacturing high-quality steel buildings in Ireland. From our manufacturing facility in **Kilbeggan, Co. Westmeath**, we design and manufacture insulated steel structures engineered for durability and long-term performance.



## Choose the Garden Chalet Size That Works for You



## 40m<sup>2</sup> Bedroom Garden Chalet

Dimensions: **8.2m x 5m** with 2.6m eaves

Bedroom 2900mm x 2950mm

Bathroom 1650mm x 1650mm

Kitchen/Dining 4900mm x 4700mm

### Prices starting from:

- 40m<sup>2</sup> (8.2m x 5m) – €24,200
- 45m<sup>2</sup> (9m x 5m) – €25,955

*All units are made to order. Contact us for a tailored quote.*

A sample layout of a 40–45m<sup>2</sup> unit is shown above. This size may be exempt from planning permission under proposed modular home regulations. Please check with your local authority for confirmation.

# Chalet Options

- Shanette manufactures and installs your unit, but the base and all interiors are to be completed by others. We can recommend a company for this.
- BCAR with Ancillary Certificates can be provided at an additional cost

## Sample Options

All units are made to order. Prices shown are starting prices based on 80mm flat panel walls and roof with 600mm steel centres to external walls.



### 1-Bedroom Garden Chalet

Dimensions: **10.3m x 6.2m** with 2.6m eaves

Bedroom 3268mm x 3950mm

Bathroom 2700mm x 2500mm

Kitchen/Dining 3778mm x 2600mm

Store 3268mm x 1790mm

Prices starting from **€29,500**

### 2-Bedroom Garden Chalet

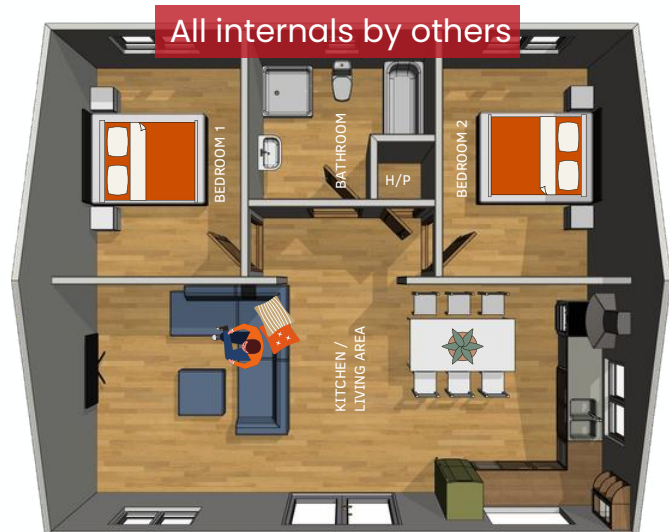
A comfortable option for family accommodation or downsizing.

Dimensions: **9.3m x 8.08m**

Typical layout includes:

- Two bedrooms
- Bathroom
- Kitchen / dining area
- Living space

Prices starting from **€34,500**



### 3-Bedroom Garden Chalet

A spacious chalet suitable for long-term accommodation.

Dimensions: **15.3m x 8m**

Typical layout includes:

- Three bedroom and one office
- Bathroom
- Utility room
- Kitchen / dining area / Living room

Prices starting from **€48,280**

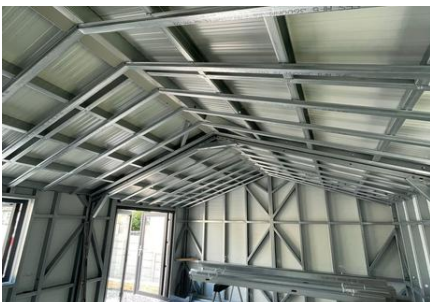


Prices shown are starting prices and may vary depending on size, layout, finishes, and specification. Includes windows and doors as shown. Excludes base, internal fit-out, and services. All details are for guidance only and subject to change.

# Optional Preparation for a Smoother Fit-Out

Some customers choose additional preparation to make the internal fit-out easier for their builder and electrician.

- If required, Shanette can manufacture frames with 600mm steel centres, allowing internal roof and wall slabbing to be installed quickly and accurately.
- Frames can also be pre-drilled to meet your electrician's specifications, helping to streamline electrical installation.
- In addition, units can be partitioned to create flexible, multi-purpose spaces, depending on how you plan to use the building.



# Designed Your Way

EXTERIOR FINISHES TO MATCH YOUR STYLE

Your steel garden chalet can be finished with a range of modern exterior options including:

- Insulated horizontal flat panel
- Kingspan box profile panels
- Standing seam cladding
- Fortex façade
- Kerraboard finishes

This allows your chalet to complement your home and garden environment.



# Window and Door Options

## OPTIONAL EXTRAS

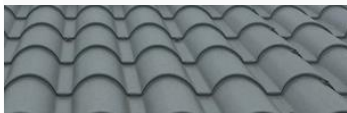
We have a large selection of window and door options for your garden chalet, please find a sample of some of our most popular choices below and request price from one of our sales team.

### Window & Door Options



## Optional Extra Roof Options

Tiled roof options cost extra & are subject to availability



Tiled Effect



Slate Effect

All Prices include VAT @13.5% - Prices are subject to change without notice. We reserve the right to change prices and specifications of products without prior notice. Descriptions, colours, photographs, technical information and specifications are for guideline purposes only.

## PLEASE DISCUSS SITE ACCESS WITH ONE OF OUR SALES TEAM

### Access Requirements

- Garden buildings are delivered using our truck and HIAB.
- Adequate access is required, including sufficient width and no overhead restrictions.
- Where access is restricted, additional costs may apply, including but not limited to crane hire or the need to split units for delivery.

**Free delivery & installation within 100km of Kilbeggan Factory.**

[www.shanette.ie](http://www.shanette.ie) |





# FAQs Garden Chalet Questions

## Do I need planning permission for a garden chalet?

In many cases, garden buildings may fall under exempted development, depending on size, height, and use. As regulations can vary in Ireland, we recommend checking with your local authority to confirm your specific requirements.

## How long does it take to install a garden chalet?

Installation is typically completed within a few hours to a few days, depending on the size of the unit. This helps minimise disruption at your home.

## Who prepares the concrete base?

All Shanette Garden Chalets require a concrete base and the concrete base is prepared by your builder before installation. Our team will advise on the base size and specifications required for your exact order.

**Do not pour your base before finalising your order.**

## Can the exterior complement my home?

While finishes may not be identical to your existing property, a range of cladding options are available to help the building sit naturally alongside your home.

## Do garden chalets come finished inside?

- Shanette installs the insulated steel structure, including the roof, windows, and doors.
- All Internal finishes such as walls, plumbing, and electrics are completed by your builder or electrician, allowing you to customise the interior to suit your needs.

## How do payments work for a garden chalet?

A 50% deposit secures your order, with the remaining balance payable in instalments before installation. This allows you to plan your project with flexibility.



# Our Certification

All Shanette buildings are manufactured in Ireland at our Kilbeggan facility, using controlled systems designed to meet strict EU requirements for structural steel. Our processes, materials, and systems are independently certified to ensure consistent quality, structural integrity, and long-term performance.

## Certification & Compliance

### 1) NSAI Agrément Certification – Certificate No. 22/0432

The Shanette Steel Frame Building System is certified under NSAI Agrément Certificate 22/0432. This independent technical certification confirms the system’s fitness for purpose and suitability for use in construction, having been assessed for performance, durability, and compliance with relevant Irish building requirements. It provides designers, builders, and homeowners with clear, third-party assurance that the system is suitable when used as specified.

### 2) I.S. EN 1090-1:2009 + A1:2011 (EXC 2) CE Certification

This certification confirms that our steel buildings meet European safety and quality standards for structural steel. It verifies that Shanette’s systems, processes, and factory production controls are compliant and that our structures are manufactured for long-term structural performance.

### 3) I.S. EN ISO 9001:2015 Quality Management

ISO 9001 is an internationally recognised quality management standard. Certification is awarded following independent assessment by an accredited certification body. At Shanette, it reflects our structured approach to continuous improvement across design, manufacturing, and supply processes.

### 4) I.S. EN ISO 45001:2018 Occupational Health & Safety

This international standard recognises our commitment to occupational health and safety. Achieving ISO 45001 means Shanette has robust systems in place to protect our team, manage risks, and maintain safe working environments. For our clients, it provides reassurance that every project is delivered with safety as a top priority.



I.S. EN 1090 - 1:2009 + A1:2011 (EXC 2)



I.S. EN ISO 9001:2015 Certification:



I.S. EN ISO 45001:2018 Certification:

# Why THESE CERTIFICATIONS MATTER TO YOU?

When you choose Shanette, you are choosing more than a building. You are choosing a manufacturing process that is independently assessed, consistently controlled, and designed for long-term performance.

- **Confidence in structural performance**

Certified systems and EN-standard structural-grade steels support strength, stability, and resistance to wind and environmental loads.

- **Independent technical assurance**

NSAI Agrément Certificate 22/0432 provides third-party validation that the Shanette Steel Frame Building System is suitable for its intended use when installed in accordance with the certification.

- **Consistent quality, every time**

ISO 9001 ensures repeatable processes, traceability, and continual improvement throughout design and manufacturing.

- **Safety-led delivery**

ISO 45001 confirms that health and safety are embedded into how our buildings are manufactured and installed on site.

Our commitment to quality is evident in our certified systems and CE-marked processes. Every stage of design, manufacturing, and supply is managed by our qualified and experienced team, ensuring a durable solution that meets your needs and adds value to your property.

## The Following Ancillary Certs can be provided by Shanette at an additional cost.



*(Ancillary Design Certificate)*  
**Ancillary Certificate of Compliance : Design**  
 Commencement Notice | 7 Day Notice



**Ancillary Certificate of Compliance on Completion**  
*(Ancillary Completion Certificate)*  
 Design of the works



**Ancillary Certificate of Compliance on Completion**  
*(Ancillary Completion Certificate)*  
 Inspection Plan



**Ancillary Certificate of Compliance on Completion**  
 Certificate signed by sub-contractor | Specialist Contractor |  
 Specialist assigned by the builder | Main contractor on completion



**Ancillary Certificate of Compliance : Design**  
 Commencement Notice | 7 Day Notice  
 To be completed by a specialist or unregistered consultant



**Ancillary Certificate of Compliance : Design**  
 (Completion)  
 To be completed by a specialist or unregistered consultant



**Ancillary Certificate of Compliance on Completion**  
*(Ancillary Completion Certificate – Inspection)*  
 To be completed by a specialist or unregistered consultant

# Start Planning Your Garden Chalet Today

If you are considering a garden chalet for your property, our team would be happy to discuss your project. Visit our show areas to explore our chalet designs and exterior finishes or contact our team to discuss your project and explore the best solution for your property.

