

**MAINTENANCE-FREE 1, 2 & 3 BEDROOM  
INSULATED STEEL MODULAR HOMES  
MANUFACTURED IN IRELAND**



**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.

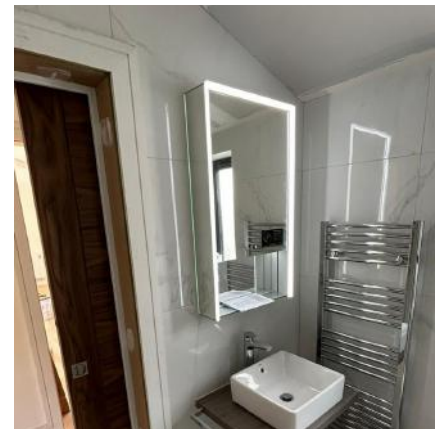
**Many homeowners across Ireland are now choosing our insulated steel garden homes to create additional accommodation and add value to their property.**

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

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

Our modular garden homes provide a practical way to create additional living space within your own property, without disrupting your existing home.

Each modular garden home is manufactured using a **100mm fully galvanised steel framework**, combined with **80mm high-performance insulated composite panels**, creating a warm, durable and low-maintenance living space all year round.



# How it works

CREATING YOUR GARDEN HOME 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 modular garden home suits your space:

- 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 modular home 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.





## Modular Garden Homes at a Glance

Independent living space for family, guests, or downsizing.

### Options

1, 2 or 3 bedroom garden homes.

### Manufactured

Kilbeggan, Co. Westmeath.

### Installation

- **Shanette installs the structure.**
- *Interior completed by your builder.*
- *Base, internal finishes and services by others*

# A smarter way to add living space

## CE Certified 2D Modular Structural System

- Our modular garden homes form the structural shell of your new living space and are installed quickly and efficiently by our experienced team.
- Once installed, your builder can complete the internal layout, finishes and services to suit your individual requirements.
- This approach allows you to create a comfortable, independent living space designed around your needs, whether for family accommodation, guests, downsizing or additional living space.

## Why Choose a 2D Modular System?

Shanette's 2D modular system is manufactured as engineered wall, floor and roof components and assembled on site. This approach provides:

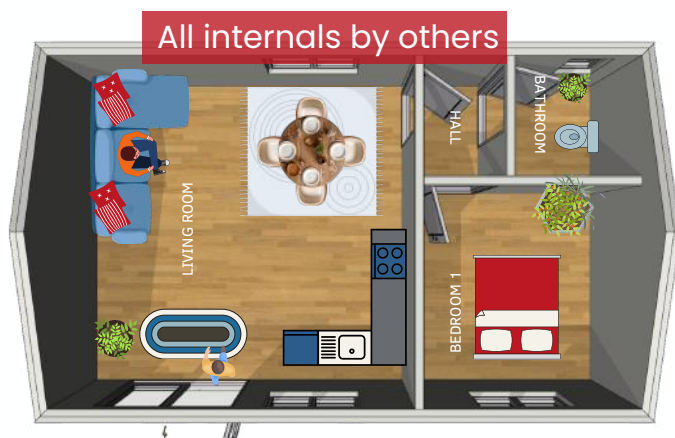
- Greater design flexibility
- Easier access to sites with restricted entrances
- Factory-controlled quality
- Durable insulated steel construction manufactured in Ireland.

## Choose The Modular Garden Home That Works for You



## 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, performance and long-term reliability.



## 40m<sup>2</sup> One-Bedroom Garden Home

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.

# Layout 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

## Choose Your Modular Garden Home

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 Modular Garden Home

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 Modular Garden Home

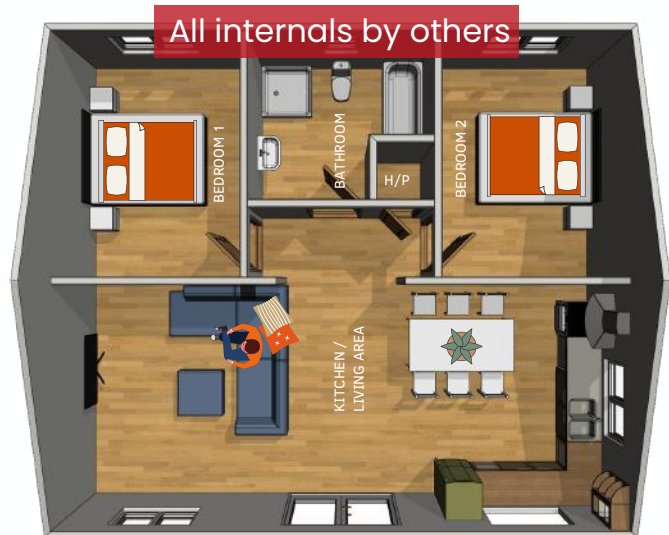
A comfortable option for family accommodation or downsizing.

Dimensions: **9.3m x 8.08m**

Typical layout includes:

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

Prices starting from **€34,500**



## 3-Bedroom Modular Garden Home

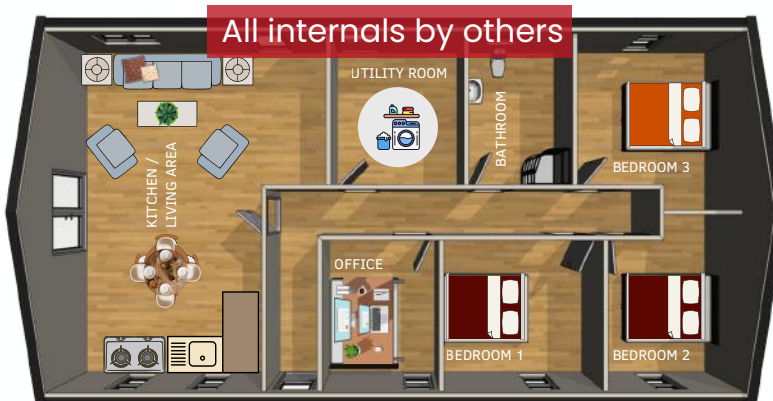
A spacious modular garden home suitable for long-term living.

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**

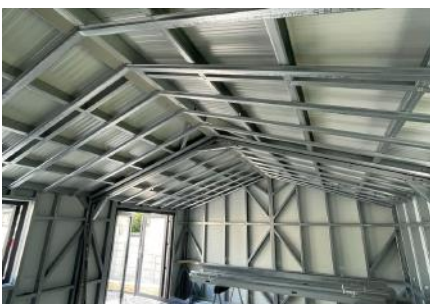


Prices shown are starting prices and may vary depending on size, layout, finishes, and specification. Includes windows and doors as shown. Excludes base, internal walls, fit-out, and services. All details are for guidance only and subject to change.

# Enhanced Preparation for a Smoother Fit-Out

As part of our commitment to quality and practicality, Shanette manufactures modular home frames with **600mm steel centres as standard**.

- This allows internal roof and wall slabbing to be installed efficiently and accurately during the fit-out stage.
- Frames can also be pre-drilled to suit your electrician's specifications, helping to simplify electrical installation and reduce time on site.
- Internal partitions can be incorporated into the design to create clearly defined living spaces tailored to your requirements.



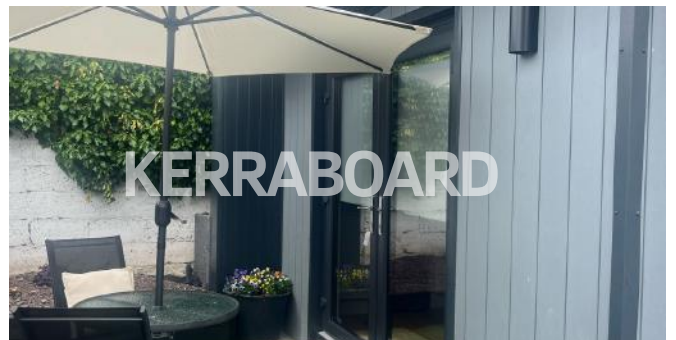
# Designed Your Way

EXTERIOR FINISHES TO MATCH YOUR STYLE

Your steel modular garden home 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 insulated garden home 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 modular garden home, please find a sample of some of our most popular choices below and request price from one of our sales team.

### Window & Door Options



## 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.

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.

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



# Frequently Asked Questions About Modular Garden Homes

## THE STRUCTURE.

### What is our modular garden home made from?

Each modular garden home is manufactured using a 100mm fully galvanised steel framework, combined with high-performance insulated composite panels for strength, durability and year-round comfort.

### What is a 2D modular system?

A 2D modular system is a modern method of construction where wall, floor and roof components are manufactured in a controlled factory environment and assembled on site. This combines factory-controlled quality with the flexibility of on-site assembly.

### Why does Shanette use a 2D modular system?

Our 2D modular system allows us to manufacture key structural elements in our factory in Kilbeggan and assemble them efficiently on site. This approach provides greater design flexibility, easier access to properties with restricted entrances, efficient transportation and factory-controlled quality.

### Is it certified?

Yes. Our steel framework is CE certified and manufactured to meet strict Irish and European standards. BCAR documentation and design calculations can be provided at an additional cost if required.

## THE PROCESS

### What is included?

We manufacture and install the insulated structural shell, including 600mm steel centres, the roof, windows, and doors, creating a secure, weather-tight building ready for fit-out.

### How long does it take?

Installation is typically completed within a few hours to a few days, depending on the size of the unit.

### Who prepares the concrete base?

The concrete base is prepared by your builder. We provide full specifications before installation.

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

## PLANNING & PRACTICALITIES

### Do I need planning permission?

This depends on the size of your modular garden home. We recommend checking with your local authority.

### How do payments work?

A 50% deposit secures your order, with the balance payable in instalments before installation.



# Our Certification

Not all modular garden homes are built to the same standard. **Build quality matters.**

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 Home Today

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

