ÉIRE LOG CABINS

# Compact 35

## 35 m² two-bedroom garden cabin

Christmas offer | Five available to pre-order
Three timber options. One carefully specified flat-pack package.

7 m × 5 m overall external footprint. Proposed two-bedroom layout with living/kitchen space and bathroom. Internal floor area is smaller and varies with wall thickness. Final room dimensions are agreed in the manufacturing drawings.

**01** **70 mm Scandinavian spruce logs**

**€33,800 + VAT**

€41,574 including 23% VAT
Scheduled delivery included

**02** **90 mm ELC sealed Glulam logs**

**€37,700 + VAT**

€46,371 including 23% VAT
Scheduled delivery included

**03** **110 mm CLT sealed non-settling logs**

**€40,900 + VAT**

€50,307 including 23% VAT
Scheduled delivery included

## Optional professional fitting: €10,000 excluding VAT.

Flat-pack supply prices are €33,800, €37,700 and €40,900 excluding VAT. VAT-inclusive totals shown use 23% VAT. Fitting is priced separately, plus the VAT applicable to the agreed installation contract.

# What is included

The same core package across all three wall options. All items below are supplied as materials for assembly; fitting is optional.

## Your chosen timber wall system

70 mm Scandinavian spruce logs, 90 mm ELC sealed Glulam logs, or 110 mm CLT sealed non-settling logs. All logs are pre-bored for electrics. Machined wall components, assembly fittings and factory assembly drawings included.

## Your choice of roof covering

Choose anthracite or black metal roofing, or bitumen shingles. All necessary trims and flashings included. A low 15-degree dual-pitch roof concept, falling towards the front and rear, with the roof structure, battens and appropriate membranes for the selected covering.

## Timber ceilings and roof insulation

18 mm tongue-and-groove ceiling boards and 150 mm roof insulation. Timber fascia and soffits, gutters and downpipes included.

## Floor package

100 mm treated timber subframe with Kingspan PIR floor insulation included at 100 mm thickness. Floor joists, damp-proof course, perimeter foundation flashings, 26 mm tongue-and-groove floorboards and skirting included.

## Windows and external door

A-rated residential-grade windows and external door in your choice of painted Scandinavian timber or PVC. Anthracite or black finishes, with other colours available on request. Architraves, bathroom privacy glazing and trickle vents included. Final opening sizes, hardware and glazing schedule agreed with your chosen system.

## Internal doors and assembly materials

Three unpainted timber internal doors, handles and architraves. Additional fixings, sealants and tapes for the agreed package.

## Scheduled delivery

Delivery included on a consolidated load with two cabins per lorry, subject to an agreed delivery location, suitable access and the confirmed unloading arrangements. Insulation and other locally sourced items may arrive separately.

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# Make it your own

## Choose your wall system. Choose your fitting option.

The Compact 35 is supplied as a flat-pack package for assembly by your appointed competent installer. Éire Log Cabins can also provide professional fitting for €10,000 excluding VAT, subject to the agreed site and installation scope.

## Optional fitting

Assembly of the agreed cabin package on a prepared suitable base, including installation of the supplied roof, insulation, floor, windows and doors. Site access, unloading/lifting, working platforms and the base must be agreed in the final fitting quotation.

## Finishes

Choose anthracite or black windows, external door and architraves to match your roof. Other colours are possible on request. Walls are supplied for finishing on site; painting and staining are not included.

## Not included

Concrete base and groundworks; drainage and utility connections; electrical installation; plumbing, heating and ventilation systems; kitchen and appliances; sanitaryware and bathroom fit-out; tiling and finish floor coverings; painting/staining; furniture; additional wall insulation, cladding or render; independent architectural/engineering services, planning, testing and certification.

## Sizes and final design

45 m² and bespoke sizes can be quoted separately. The 35 m² price applies to the 7 m × 5 m external footprint only. Final drawings confirm room sizes, openings, roof details and insulation build-ups before manufacture.

## Ordering and delivery

Tell us your preferred wall option, delivery location and whether you need fitting. We will confirm the written specification, VAT-inclusive quotation, delivery arrangements, payment stages and production slot before accepting your order. We are ordering a batch of five Compact 35 cabins for our Christmas offer. Contact us as soon as possible to request a place. Pre-Christmas flat-pack delivery is subject to confirmed production and transport availability; the delivery date will be agreed in writing before ordering. Fitting is scheduled separately.

## Talk to Anthony

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Éire Developments Ltd T/A Éire Log Cabins
Compact 35 customer sales pack • 12 November 2026 • Revision 3 - Christmas offer

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