



MODULAR | OFFSITE | CONSTRUCTION





About Us



We are a family owned & operated modular construction company built on the solid foundations of years of experience, long standing core values and highly trained staff with a passion to bring modern methods of construction to the fore.

Our Outdoor Rooms are designed, built and delivered from our factory in the heart of rural County Tyrone, in an area that is recognised worldwide for engineering excellence.

Each of our unique buildings are precision engineered for outstanding quality, maximum energy efficiency and optimum longevity.

Our Outdoor Rooms are built better, faster and last longer than others in the market. They are built to last, be energy efficient & stand the test of time.

Manufactured in a controlled environment, with millimetre accuracy and precision, each bespoke, light gauge steel-framed module can be fully fitted with electrics, plumbing, heating, internal & external finishes before it leaves our manufacturing facility.





Our Process



We specialise in building unique, long lasting modular buildings for our Client's. We take pride in our work and aim to exceed all expectations to deliver exceptional buildings across the country.

Design

Our team of expert designers will guide you through every step of the design process ensuring your Outdoor Room is unique to you and your requirements.

Build

Our highly skilled and experienced construction operatives & managers, will make your design a reality. Our team pride themselves on exceeding expectations.

Manage

ModCon's team of experienced professionals will liaise with and advise all other trades and professionals involved in your project to ensure a seamless transition from design, through to build and on to delivery and installation.

Install

Installation of your Outdoor Room be carried out by our team of experienced site fitters, crane operatives and tradesmen under the careful guidance of our expert project managers ensuring a smooth delivery and install.





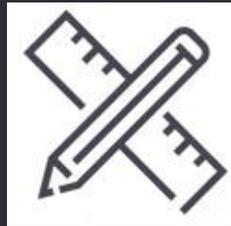
Our Commitment

Innovation



We can offer you unrivalled innovation and expertise on the most complex of builds. Our team thrives on complexity and solving problems. Whatever your build, we can assure you of an innovative solution.

Quality



We guarantee that every detail has been thought through and your build will be as requested. We don't cut corners. We strive for excellence in every thing we do.

Delivery



From concept to completion, we offer a fully managed, hassle free service to our Client. We guarantee to deliver on time, within budget and to the highest standard.

Why Build Offsite?

SPEED

Modular Buildings can be built 40% to 70% quicker than traditional builds.

ENERGY

Our Modular Buildings can be much more energy efficient than standard bricks and mortar build. We can exceed the U - Values of a traditional build.

QUALITY

We have a stringent quality management system and each building is inspected at various stages throughout the process. This cannot always be achieved in a traditional build.

PRECISION

Our factory environment enables us to build more accurately than a conventional building site would allow.

EFFICIENCY

In a controlled factory environment, there is less waste and more efficiency. We don't have to contend with late deliveries to sites or adverse weather conditions. As all trades are in - house, we don't have to rely on sub-contractors.

CLEANER

Modular Builds have a lower carbon foot print than traditional building practices.

VERSATILITY

Our Modular / Offsite builds allow for seamless integration with existing infrastructure and for endless adaptation in the future.

CONVENIENCE

Offsite building practices ensure that all the hard work is done in our factory. Thus reducing downtime and disruption on site.



F2 1:00

DELTA XL



Mini

W 3.3m x L 4m x H 2.8m



Features:

Fully Galvanised Light Gauge Steel or FSC Treated Timber frame on solid steel chassis.

Twin Insulation comprising of Kingspan PIR Boards and Acoustic Wool Insulation.

Low U-Values up to 0.11 W/m²K for energy efficiency and low running costs.

Double / Triple Glazed Windows & Doors.

Choice of PVC or Aluminium Windows & Doors in selection of colours.

Excellent electrical package including recessed LED spot lights, external down lighters and Smart Heater

This unit will be supplied ready for connection to mains electric.

Data connectivity with CAT6 internet cables, router point, TV point and USB Charging sockets.

PVC Guttering and down pipe as standard with seamless guttering available as an optional extra.

Fleece backed seamless roof membrane with 20 year guarantee. Tile effect non-drip tin also available.

Detailed customization package available on windows, doors, floors, electrical package, paint colours and external cladding.



Midi

W 3.3m x L 5.2 x H 2.8m



Features:

Fully Galvanised Light Gauge Steel or FSC Treated Timber frame on solid steel chassis.

Twin Insulation comprising of Kingspan PIR Boards and Acoustic Wool Insulation.

Low U-Values up to 0.11 W/m²K for energy efficiency and low running costs.

Double / Triple Glazed Windows & Doors.

Choice of PVC or Aluminium Windows & Doors in selection of colours.

Excellent electrical package including recessed LED spot lights, external down lighters and Smart Heater

This unit will be supplied ready for connection to mains electric.

Data connectivity with CAT6 internet cables, router point, TV point and USB Charging sockets.

PVC Guttering and down pipe as standard with seamless guttering available as an optional extra.

Fleece backed seamless roof membrane with 20 year guarantee. Tile effect non-drip tin also available.

Detailed customization package available on windows, doors, floors, electrical package, paint colours and external cladding.



Maxi

W 3.6m x L 6.5m x H 2.8m



Features:

Fully Galvanised Light Gauge Steel or FSC Treated Timber frame on solid steel chassis.

Twin Insulation comprising of Kingspan PIR Boards and Acoustic Wool Insulation.

Low U-Values up to 0.11 W/m²K for energy efficiency and low running costs.

Double / Triple Glazed Windows & Doors.

Choice of PVC or Aluminium Windows & Doors in selection of colours.

Excellent electrical package including recessed LED spot lights, external down lighters and Smart Heater

This unit will be supplied ready for connection to mains electric.

Data connectivity with CAT6 internet cables, router point, TV point and USB Charging sockets.

PVC Guttering and down pipe as standard with seamless guttering available as an optional extra.

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Detailed customization package available on windows, doors, floors, electrical package, paint colours and external cladding.

Exterior



Choose from...

Cedral Fibre Cement

Fibre cement weatherboard cladding is an ideal low maintenance, rot free alternative to traditional timber weatherboarding. With the visual appeal of natural timber, simplicity of installation and resistance to rot. Cedral is an attractive, low maintenance system.



Other exterior options available on request

Western Red Cedar



Siberian Larch



Render - select from 100 colour options



Glazing





Your Outdoor Room should tell the story of who you are and what you enjoy. It is a place to relax in, to unwind in or to work from. Make it yours.

Interior

Flooring



Laminate



Carpet



Other options
available...

Paint

Options



- other options available during the design phase





Or

Design Your Own...

Do you have you a vision of how you would like
your dream Garden Room?

If so, please contact a member of our sales team
today to arrange a personalised consultation.

Contact Us



028 8731 2117 / 07718227064



info@modcon.ie



Dungannon, BT71



www.modcon.ie



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