

# Fresh Estate & Letting Agents



## Belgrave Lane, Uplands

, Swansea, SA1 4QG

## Rental £825 pcm

1 bedroom House available Now

48 Uplands Crescent, Uplands, Swansea, SA2 0PG  
[office@freshsales.co.uk](mailto:office@freshsales.co.uk)

# 01792 464757

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

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- \* Furnished
- \* Furnished
- \* Off Road Parking
- \* LET AGREED

- \* 1 Bedroom House
- \* Gas Central Heating
- \* Short Distance from Shops

- \* Residential Let
- \* Great Location
- \* Rear Garden

## Situation

**\*\*THIS PROPERTY HAS NOW BEEN LET SO NO MORE VIEWINGS AVAILABLE\*\*** \*Fresh have the pleasure in offering FOR LET this furnished one bedroom cottage with gated off road parking, private garden and in close proximity to the centre of Uplands with it's shops, bars and bistros. This property benefits from plenty of natural light throughout and comprises of a lounge with uPVC door leading to the garden, a fitted kitchen with white goods and dining table, double bedroom and bathroom with shower over bath. Externally, there is a gated driveway and a low-maintenance garden with a table and chairs. The benefits include gas central heating and being set on a quiet street, but also within walking distance to a number of local amenities and Swansea City Centre. **\*\*Council Tax Band D\*\* \*\*EPC Rating D\*\* \*\*Holding Deposit £190\*\*** **\*\*AVAILABLE - 9th DECEMBER 2024\*\***

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £925

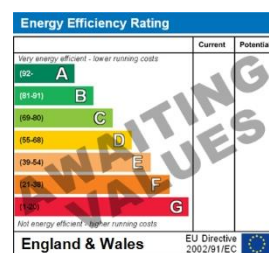
The landlord has requested to include In addition to the standard terms of the contract: The occupant agrees to keep the garden clean and clear of weeds at all times. The occupant agrees to not use the fireplace in the bedroom for open fires, as the chimney is sealed. The occupant agrees to keep the internal of the property in a good, clean condition.

The landlord is willing to rent this home to Employed

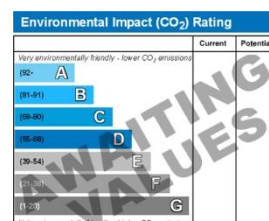
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Property Ref: inst-7448

Creation Date: 09/05/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Fresh Estate & Letting Agents Ltd, 2025. Fresh Estate & Letting Agents Ltd Registered in Cardiff No. 7503477